



## Riverstone, 12 Zappia Street

ANOTHER SOLD SANJEEV KUMAR RIVERSTONE & GRANTHAM FARM SPECIALIST 0433 289 620

Step into elegance with this brand-new, custom-built 5-bedroom masterpiece by Pioneer Homes! Nestled on a generous 353sqm block, this unique home boasts soaring 2.7m ceilings and a radiant open-plan design.

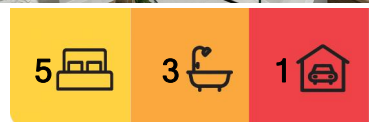
Downstairs, entertain with ease in the spacious media room, or enjoy quiet moments in the dedicated study area/room. A full bathroom and stylish features throughout make hosting family and friends a breeze.

### Main House Features:

- Popular North East Facing Home
- 5 Spacious Bedrooms + plus media room: Including a convenient bedroom and bathroom on the ground floor (perfect for in-laws or friends)
- Hybrid Laminate and built-in/wardrobes throughout, media room with carpet



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Sold by Sanjeev Kumar

**View**  
[ljhooker.com.au/33AHXY](http://ljhooker.com.au/33AHXY)

**Contact**  
**Sanjeev Kumar**  
0433 289 620  
[sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

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**02 9157 4077**

- Includes an alarm system and multiple security cameras for your peace of mind.
- Gourmet Kitchen: Features an open-plan layout with a walk-in pantry and big 60mm stone bench top, total of 17 set of drawers in the kitchen
- Downstairs fireplace, perfect for cosy nights
- LED mirror installed in every vanity
- Outdoor Entertainment: Enjoy an exceptional outdoor kitchen and entertainment space
- Multiple zoned ducted air conditioning systems across both levels

#### Location Highlights :

- Approx 1.4km to Edmund Street Basin Park
- Approx 1.5km to newly opened Maya Park
- Approx 2km to Riverstone Station
- Approx 2km to Riverstone Village Shopping Centre
- Approx 4.9km to Schofields Station
- Approx 4.8km to Schofields Village Shopping Centre
- Approx 5.2km to Tallawong Metro
- Approx 7.2km to Rouse Hill Town Centre
- Approx 8.3km Sydney Business Park (Costco, Ikea, Aldi, Bunnings and more)

#### Schools & Education:

- 1.2km to Riverstone Public School
- 1.6km to Riverstone High School
- 1.4km to Norwest Christian College
- 10km to Wyndham College
- 4.9km to St Joseph's Primary School
- 5.6km to St John Paul II Catholic College

This property is a rare gem you won't want to miss! Embrace the perfect blend of sophistication and practicality-your dream home awaits!

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## More About this Property

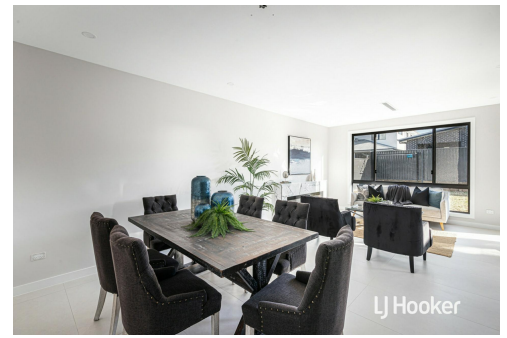
<b>Property ID</b>	33AHXY
<b>Property Type</b>	House
<b>Land Area</b>	353 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Outdoor Entertaining Built-in-Robes

**Sanjeev Kumar 0433 289 620**

Director | Licensee | [sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

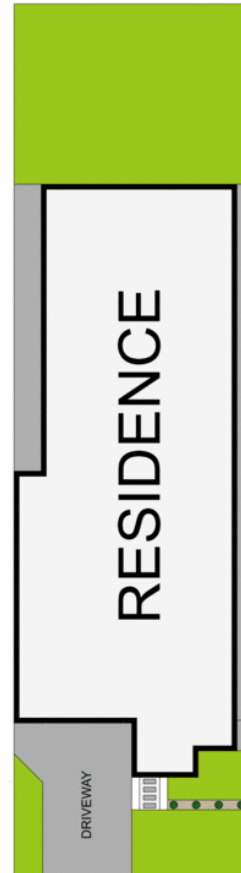
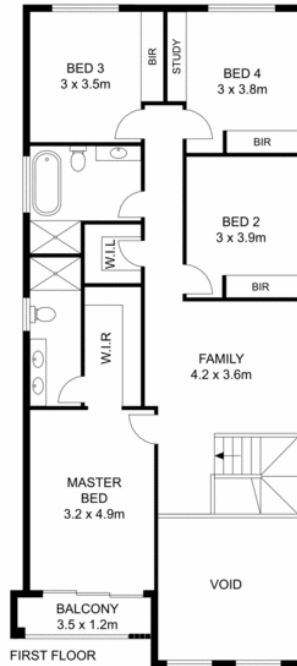
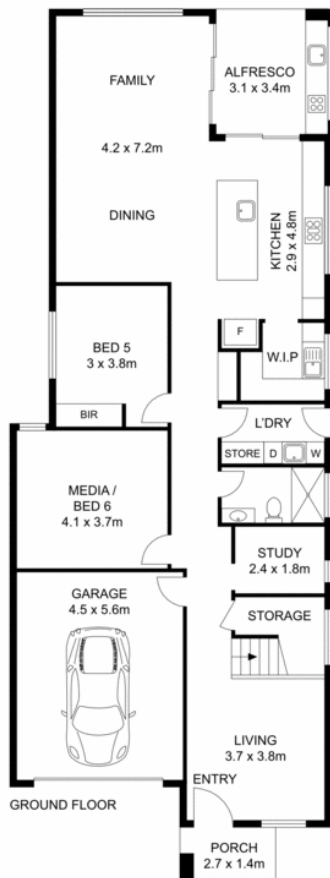
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0 1 2 3 4 5  
SCALE (METRES)

## 12 Zappia Street, Riverstone

**Disclaimer:** Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by : Sync Studios Pty Ltd



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