



13 Tallulah Parade (Grantham Farm), Riverstone

## **SOLD BY SANJEEV KUMAR RIVERSTONE & GRANTHAM FARM SPECIALIST 0433 289 620 FOR DETAILS**

Auction Location: On Site

Auction Campaign. Sold in 3.5 weeks. Another Fantastic Result

Sanjeev Kumar and the LJ Hooker Schofields team are thrilled to present this immaculate single-level stunner in the heart of Grantham Farm. Whether you're a growing family, savvy investor, or first-home buyer, this beautifully maintained home ticks every box.

Step inside and be greeted by a modern, light-filled layout designed for effortless living and entertaining. With generous proportions, premium finishes, and clever touches throughout, this home blends comfort, style, and practicality in all the right ways.

Located in a family-friendly neighbourhood just moments from schools, shopping, and public transport-this is more than a home; it's a lifestyle upgrade.

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.

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### **FOR SALE**

SOLD by Sanjeev Kumar

### **AGENTS**

Sanjeev Kumar

0433 289 620

sanjeev.kumar@ljhooker.com.au

Kit Patel

0466 412 920

kit.patel@ljhooker.com.au

### **AGENCY**

LJ Hooker Schofields | Riverstone

02 9157 4077

 **LJ Hooker**

#### Key Features You'll Love:

- Four generous bedrooms, including a luxurious master with built-in robe and sleek private ensuite
- Modern kitchen with 20mm stone benchtops, gas cooktop, oven, range hood, and walk-in pantry
- Modern main bathroom with bathtub, shower, vanity, and toilet
- Formal lounge plus spacious open-plan living and dining area-ideal for family gatherings and relaxed evenings
- Sun-drenched interiors and wood floorboards for effortless elegance and easy maintenance
- Sliding doors open onto a timber decked alfresco patio and private backyard, ideal for relaxed weekend entertaining.
- Low-maintenance yard with beautiful alfresco area, deck, water tank, and clothesline
- Automatic single garage with internal access for added convenience
- Internal laundry with outdoor access and hallway linen storage

#### Location Highlights:

- 400m Walk to New Grantham Farm Park
- 5.1km to Schofields Station
- 5.6km to Tallawong Metro
- 3.2 km to Vineyard Station
- 1.8km to Riverstone Station
- 2.6km to Carmel Village Shopping Centre
- 5.3km to Schofields Village
- 7.4km to The Ponds Shopping Centre
- 8.1km to Rouse Hill Town Centre
- 8.6km to Sydney Business Park (Costco, Ikea, Aldi, Bunnings and more)

#### School & Education:

- 1.2km to Riverstone Public School
- 1.6km to Riverstone High School
- 9.2km to Wyndham College
- 1.3km to Norwest Christian College
- 1km to Childcare Kids On Crown

Don't miss this rare opportunity to secure a home that truly ticks all the boxes. For more information or to arrange your private inspection, contact Sanjeev Kumar on 0433 289 620 today.

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## MORE DETAILS

Property ID 46THXY  
Property Type House  
Including Air Conditioning  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking

### Sanjeev Kumar 0433 289 620

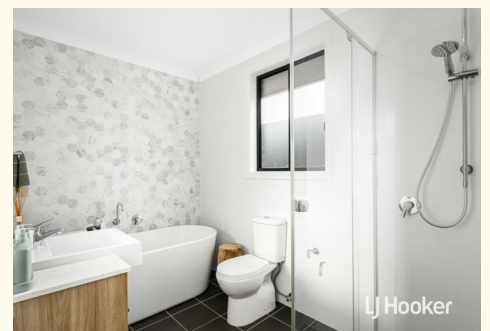
Director | Licensee | [sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

### Kit Patel 0466 412 920

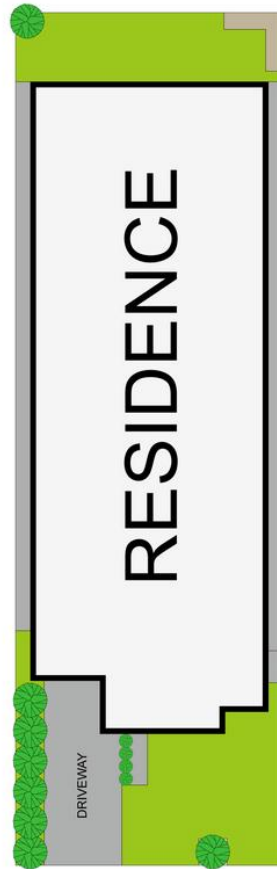
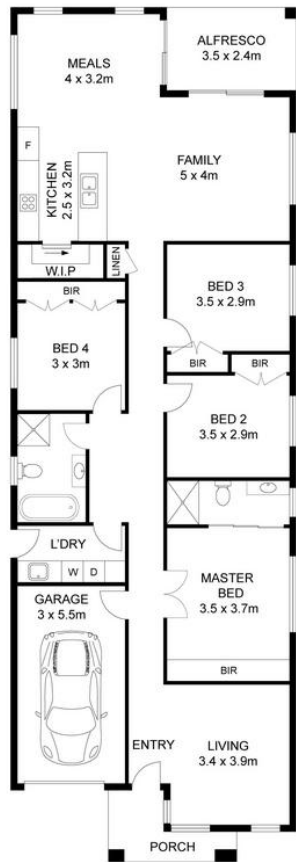
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SCALE (METRES)

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**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

