




13 William Street (Grantham Farm), Riverstone

Stunning East Facing 50sq Designer Home: Private Showing Available 7 Days a Week

Sanjeev and the LJ Hooker Schofields team are proud to present this architecturally designed, double-storey masterpiece. Situated on a generous 500sqm (approx.) block in the sought-after Grantham Farm precinct, this expansive home offers the perfect blend of luxury, functionality, and style. Boasting five spacious bedrooms, four bathrooms, and a suite of premium finishes, this residence is ideal for large or multi-generational families seeking space, comfort, and versatility.

Designed for both relaxed family living and impressive entertaining, the home features three large living areas downstairs—including a full-sized home theatre/media room, formal lounge, and an open-plan living/dining area—plus a versatile upstairs rumpus room with a built-in sink. A bedroom and full bathroom on the ground floor offer flexibility for guests or in-law accommodation.

The gourmet kitchen impresses with a 40mm island benchtop, marble-look tiles, a butler's pantry, and quality appliances, while the master suite boasts a walk-in robe, spacious ensuite, and a

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FOR SALE
\$1,850,000 to \$1,900,000

VIEW
By Appointment

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AGENCY
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 **LJ Hooker**

thoughtfully designed layout. Solar panels, premium flooring, and thoughtful extras like a study nook and kids' retreat add even more appeal.

Property Features:

- 50 square home on a 500sqm (approx.)
- Five generously sized bedrooms, including one downstairs with a bathroom
- Four modern bathrooms, two including a spa bath
- Luxurious master bedroom with walk-in robe, ensuite, and oversized mirror
- Designer kitchen with 40mm stone island benchtop, gas cooking, and butler's pantry
- Three living areas downstairs including a huge media/theatre room (6.4m x 4.45m)
- Upstairs rumpus room with sink —perfect as a teen retreat or games area
- Study nook and prayer area/home office space
- Marble-look tiles downstairs and laminate flooring upstairs
- 2.7m high ceilings throughout creating a spacious feel
- Curtains and automatic blinds
- Ducted air conditioning for year-round comfort
- 13kw solar system with 10kw inverter for energy efficiency
- Automatic double garage with internal access
- Laundry with full fit-out and additional storage options
- East-facing, north-rear aspect for optimal natural light

Location Highlights:

- 100m Approx. to New Grantham Farm Park
- 500m Approx. to 742 Bus Stop (Hamilton St)
- 1.8km Approx. to Riverstone Station and Riverstone Village
- 4.8km Approx. to Schofields Station and Schofields Village Shops
- 4.9km Approx. to Tallawong Metro Station
- 2.5km Approx. to Carmel Village Shopping Centre
- 6.8km Approx. to Rouse Hill Town Centre
- 8km Approx. to Marsden Park Business Hub

Education Nearby:

- 1km Approx. to St Johns Primary School
- 1.3km Approx. to Norwest Christian College
- 9.9km Approx. to Wyndham College

This is a rare opportunity to secure an exceptional family home in a quiet, premium street, close to parks, schools, shops, and transport. For more information or to arrange your inspection, contact Sanjeev on 0433 289 620 today. We look forward to welcoming you at the open home.

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MORE DETAILS

Property ID 4EAHXY
Property Type House
Land Area 500 m2
Including Air Conditioning
Balcony
Outdoor Entertaining
Built-in-Robes
Secure Parking

Sanjeev Kumar 0433 289 620

Director | Licensee | sanjeev.kumar@ljhooker.com.au

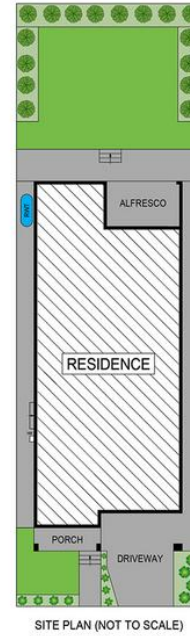
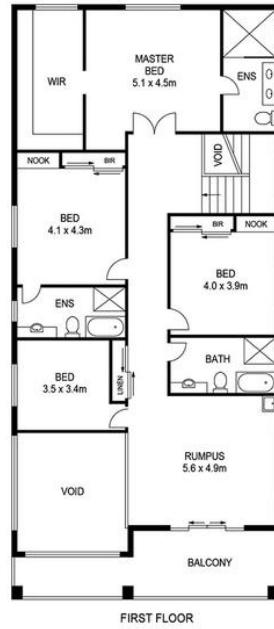
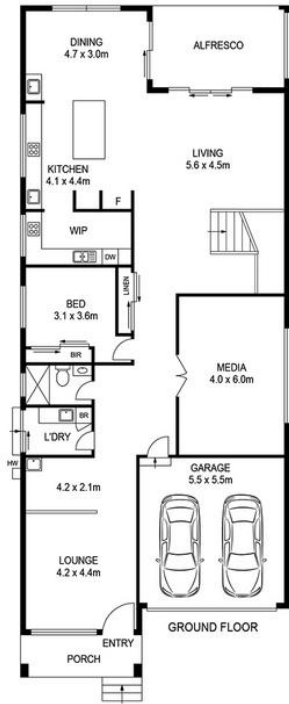
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13 WILLIAM STREET, GRANTHAM FARM



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