

30 Pecan Crescent (Grantham Farm), Riverstone




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

LJ Hooker Schofields team are proud to present this exceptional family residence, showcasing superior craftsmanship and a range of thoughtful, high-end enhancements. Designed to maximise space, light, and comfort, the home effortlessly combines elegance, luxury, and everyday practicality—each room illuminated by natural light that enhances its striking appeal.

Beautifully crafted and architecturally refined, this home embodies modern living at its finest while maintaining a warm and welcoming atmosphere. Its innovative layout and contemporary finishes create a seamless balance of sophistication and relaxation. Positioned in the highly sought-after Grantham Farm community and surrounded by other quality homes, this property stands as a true statement of premium living.

Premium Features for Modern Living

- Both Ground and first floor features 3m ceiling heights, creating an open and luxurious feel.

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**FOR SALE**  
SOLD BY SANJEEV

### **AGENTS**

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### **AGENCY**

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Luxurious Master Suite: Complete with a spacious walk-in robe and a private ensuite featuring elegant double vanity sinks.
- Thoughtful Storage: All other bedrooms include mirrored built-in wardrobes for a sleek, functional finish.
- Comfort All Year Round: Ducted air conditioning throughout the home, plus ceiling fans in two bedrooms for added convenience.
- Gourmet Kitchen: Designed for culinary enthusiasts with gas cooking, dishwasher, a stylish 90mm bench top/breakfast bar, and a fully equipped butler's pantry.
- High-End Appliances: Pre-installed Electrolux microwave and oven, Electrolux gas cooktop in the main kitchen, and an additional Westinghouse gas cooktop in the alfresco for outdoor entertaining.
- Entertainer's Alfresco: Covered and tiled, featuring a kitchen sink, Westinghouse gas cooktop, and generous storage-perfect for hosting.
- Triple Kitchen Convenience: Three sinks strategically placed-main benchtop, butler's pantry, and alfresco-for ultimate functionality.
- Spacious Laundry: Above-average size with ample overhead storage for easy organisation.
- Secure Parking: Automatic double garage with internal access for peace of mind.
- Builder's warranty for 6 years (4 years remaining).
- CCTV Cameras

#### Location Highlights

- 50m to the nearest bus stop with frequent services every 30 minutes to Tallawong, Rouse Hill, Riverstone, and Marsden Park.
- Approx. 750m Walk to New Grantham Farm Park
- Approx. 6.2km to Schofields Station
- Approx. 4.5km to Tallawong Metro
- Approx. 4.2km to Vineyard Station
- Approx. 2.5km to Riverstone Station
- Approx. 3km to Carmel Village Shopping Centre
- Approx. 6.2km to Schofields Village
- Approx. 7.8km to The Ponds Shopping Centre
- Approx. 8.7km to Rouse Hill Town Centre
- Approx. 9.2km to Sydney Business Park (Costco, Ikea, Aldi, Bunnings and more)

#### School and Education

- Approx. 1.4 km from the upcoming Grantham Farm Public School
- Approx. 1.7km to Riverstone Public School
- Approx. 2km to Riverstone High School
- Approx. 9.7km to Wyndham College
- Approx. 1.8km to Norwest Christian College
- Approx. 1.6km to Childcare Kids On Crown

This is a rare chance to secure a home that delivers on every level. For further details or to book your private inspection, contact Sanjeev Kumar on 0433 289 620 today.

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## MORE DETAILS

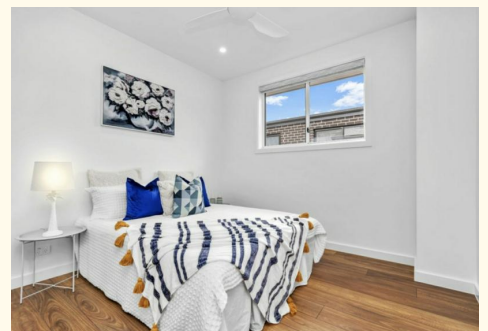
Property ID 4N5HXY  
Property Type House  
Land Area 312.8 m2  
Including Air Conditioning  
Ducted Cooling  
Ducted Heating  
Balcony  
Dishwasher  
Built-in-Robes  
Fully Fenced  
Remote Garage  
Liveability

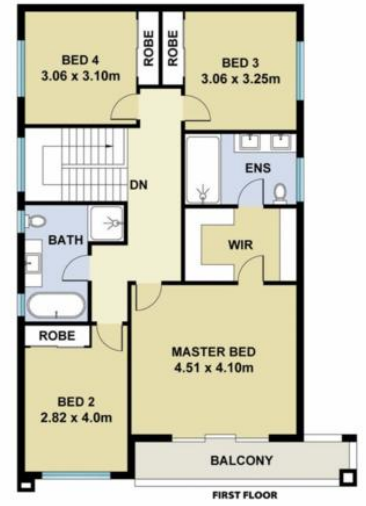
**Sanjeev Kumar 0433 289 620**

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This floorplan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan

### 30 PECAN CRESCENT GRANTHAM FARM



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