



31 Garreffa Street, Riverstone

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




Discover the perfect fusion of style, functionality, and sustainability in this beautifully crafted, northeast-facing residence. Designed with comfort in mind and positioned for year-round natural light, this home offers a warm and inviting atmosphere, ideal for growing families or those seeking a modern lifestyle upgrade.

Set in a peaceful pocket of Riverstone, this quality home stands out with its well-thought-out floorplan, premium inclusions, and eco-friendly features like solar panels and a solar battery system. Whether you're entertaining, relaxing, or working from home, every space has been created to enhance your everyday living experience.

Property Features

- " Northeast-Facing Aspect —Ensures optimal sunlight and natural warmth throughout the day. This is complimented by the high ceilings.
- " 4 Spacious Bedrooms —Including a master retreat with walk-in robe and stylish ensuite
- " 2 Contemporary Bathrooms —Premium fittings with separate

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

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AGENCY

LJ Hooker Schofields | Riverstone
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- bathtub and shower in the main
- " Multiple Living Areas —Light-filled open-plan family/dining and a separate cozy lounge room
- " Designer Kitchen —40mm Stone benchtops, sleek cabinetry, quality appliances and a butler's pantry for seamless prep and storage
- " Outdoor Entertaining —Covered alfresco area overlooking a generous backyard, ideal for family BBQs or quiet evenings
- Dedicated Laundry Room —With ample storage and direct outdoor access
- " Secure Parking —Single lock-up garage with internal access plus additional driveway parking
- " Sustainable Living —Equipped with 10kw solar panels, a 10kw solar battery system, an Ev Charger, to help reduce energy costs and environmental impact

School Catchment Zones

- " Families benefit from access to reputable public schools:
- " Schofields Public School —Primary catchment
- " Riverstone High School —Zoned secondary school
- " Wyndham College —Senior years option

Location Highlights (Approximate Distances)

- 0.5 km Approx. to Riverstone High School
- 1.4 km Approx. to Schofields Public School
- 1.8 km Approx. to Riverstone Train Station
- 2.5 km Approx. to Riverstone Village Shopping Centre
- 3.2 km Approx. to Schofields Village Shopping Centre
- 3.4 km Approx. to Schofields Train Station
- 4.5 km Approx. to Tallawong Metro Station
- 4.7 km Approx. to Carmel Village Shopping Centre

We look forward to welcoming you to the next open home and showing you everything 31 Garreffa Street has to offer. Contact Sanjeev Kumar to organise an inspection today!

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MORE DETAILS

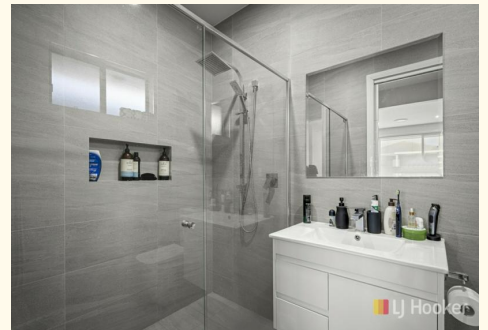
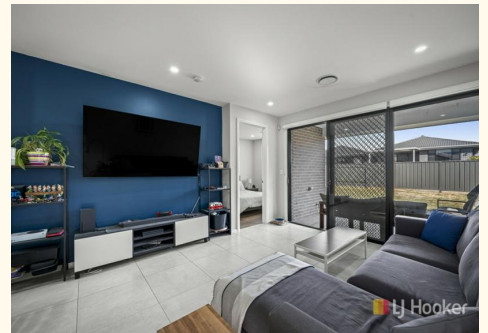
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|---------------|--|
| Property ID | 49HHXY |
| Property Type | House |
| Including | Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking |

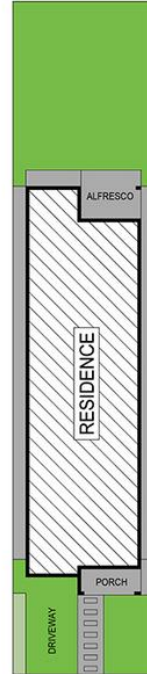
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SITE PLAN (NOT TO SCALE)

31 GARREFFA STREET, RIVERSTONE



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