

34 Persea Avenue, Riverstone

## Modern Family Living in a Prime Riverstone Pocket | North East Facing




Sanjeev Kumar, Kit Patel and the LJ Hooker Schofields | Riverstone team proudly present a thoughtfully designed double-storey residence offering a practical layout, multiple living zones, and seamless indoor-outdoor living-perfectly suited for growing families and modern lifestyles.

Positioned in a quiet, family friendly street, this home combines comfort and functionality with well-proportioned interiors, a spacious kitchen hub, and a versatile upstairs retreat.

The ground floor welcomes you with a generous living area upon entry, flowing through to a central kitchen and family space that connects effortlessly to the dining area and outdoor alfresco-ideal for entertaining year-round. A well-sized bedroom and full bathroom on this level provide flexibility for guests or multi-generational living.

Upstairs, you'll find three additional bedrooms, including a spacious master suite complete with walk-in robe, private ensuite, and balcony access. A rumpus room adds a second living zone, perfect for a kids' retreat or home office setup.

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

Just Listed \$1,190,000 to \$1,280,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077

 LJ Hooker

#### Property Features:

- Four well-proportioned bedrooms, including one on the ground floor
- Master suite with walk-in robe, ensuite, and private balcony
- Built-in robes to remaining bedrooms
- Multiple living zones including downstairs living and upstairs rumpus
- Upstairs bedrooms and rumpus feature a ceiling fan
- Central kitchen with 40mm island bench overlooking family and dining areas
- Separate dining area flowing to the outdoor alfresco
- Main bathroom includes double vanity and bathtub
- Single lock-up garage with internal entry
- Additional storage space under stairs
- Covered alfresco area perfect for entertaining
- Low-maintenance backyard with dedicated clothesline area and artificial grass
- 10.37kw Solar panels for energy efficiency

#### Location Highlights

- Approx. 500m to local bus stops
- Approx. 2.7km to Riverstone Train Station
- Approx. 2.7km to Riverstone Village Shopping Centre
- Approx. 3.9km to Schofields Station & Schofields Village
- Approx. 4.4km to Tallawong Metro Station
- Approx. 6.1km to Rouse Hill Town Centre
- Easy access to major roads connecting to Marsden Park & surrounding hubs

#### School Catchment & Education

- Approx. 650m to Riverstone High School
- Approx. 1.3km to St John's Primary School
- Approx. 1.1km to Norwest Christian College
- Approx. 2.2km to Schofields Public School

Set in one of Riverstone's fastest-growing pockets, this home offers a lifestyle of convenience with everything at your doorstep. With strong demand from families and consistent growth in the area, this property represents both a comfortable home and a smart investment opportunity. Contact Sanjeev Kumar or Kit Patel today to arrange your private inspection.

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## MORE DETAILS

Property ID 54YHXY  
Property Type House  
Including Air Conditioning  
Balcony  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Solar Panels

### Sanjeev Kumar 0433 289 620

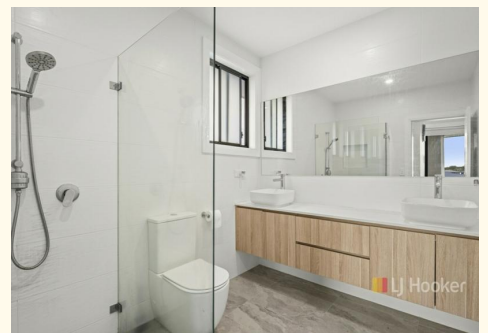
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