



38 Andrew Street (Grantham Farm), Riverstone

## Modern Elegance Meets Family Comfort

Auction Location: On Site

Braedy Milledge from LJ Hooker Schofields is proud to present this beautifully maintained four-bedroom home, perfectly positioned within a family-friendly community. Built by Bellriver Homes, this impressive residence offers a modern, low-maintenance lifestyle with plenty of space for the growing family, while also presenting an outstanding opportunity for investors seeking a quality property in a desirable location.

Thoughtfully designed across a single level, the home showcases spacious open-plan living, contemporary finishes and seamless indoor-outdoor flow. Set on a 405sqm parcel of land, the generous backyard provides plenty of room for children to play, pets to enjoy or for entertaining guests, while the peaceful setting and attractive street presence further enhances its appeal.

### Property Highlights:

- Light-filled open-plan living and dining areas designed for relaxed family living
- Sleek kitchen featuring ample storage, quality appliances,

4 2 2

### AUCTION

Sun 1st Nov @ 2:30PM

### VIEW

Wed 21st Oct @ 6:20PM - 6:40PM

### AGENTS

Sanjeev Kumar  
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### AGENCY

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



- breakfast bar
- Seamless flow from the living and dining areas to the outdoor entertaining space
- Spacious master bedroom featuring a private ensuite and walk-in wardrobe
- Three additional generously sized bedrooms, all complete with built-in wardrobes
- Two stylish bathrooms, main boasting separate shower and bathtub
- Ducted air conditioning throughout for year-round comfort
- Covered alfresco area overlooking the spacious, low-maintenance backyard
- Double lock-up garage with convenient internal access

#### Location Highlights:

- 900m approx to bus stop
- 2km approx to Carmel Village Shopping Centre
- 2.5km approx to Vineyard Train Station
- 7.7km approx to Rouse Hill Town Centre & Metro Station

#### Schools & Education:

- 3.3km approx to Norwest Christian School
- 3.5km approx to Riverstone High School
- 3.6km approx to Riverstone Public School

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## MORE DETAILS

|               |             |
|---------------|-------------|
| Property ID   | 5JDHXY      |
| Property Type | House       |
| Land Area     | 404.7 m2    |
| Including     | Ensuite     |
|               | Toilets (2) |

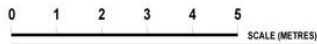
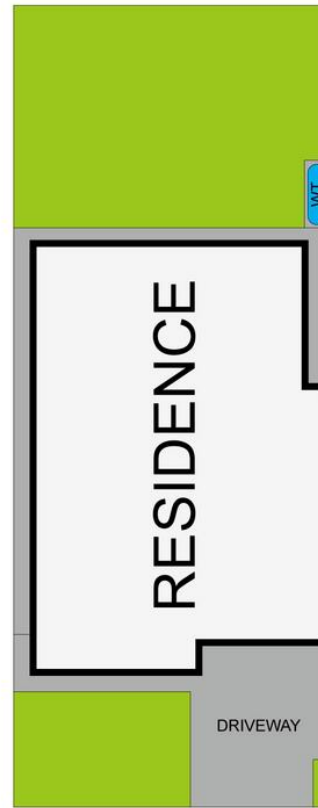
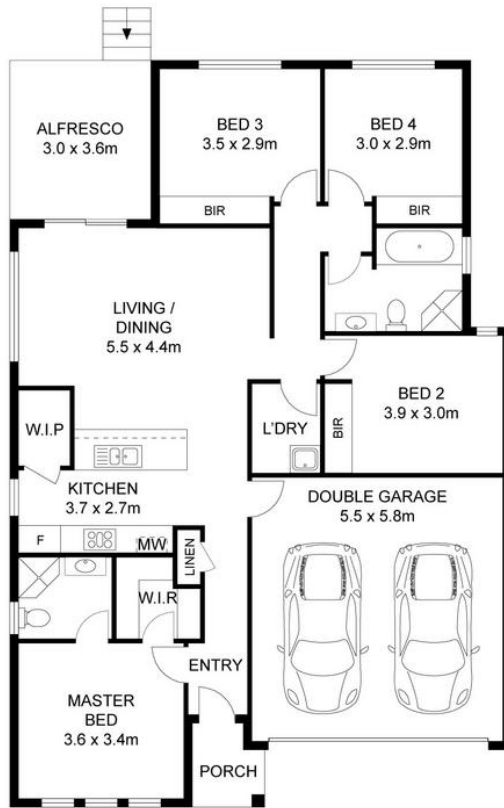
**Sanjeev Kumar 0433 289 620**

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

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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

