



48 Persea Avenue, Riverstone

## NORTH-EAST FACING | DOUBLE-STOREY | ZONED FOR SCHOFIELDS PUBLIC SCHOOL

Sanjeev Kumar and Kit Patel and the LJ Hooker Schofields|Riverstone team are proud to present this beautifully crafted four-bedroom residence, perfectly positioned in one of Riverstone's growing family-friendly pockets. Offering a desirable north-east facing aspect, approximately 25 squares of built-up area and a practical 250sqm block, this stylish double-storey home combines modern comfort, quality finishes and plenty of natural light. At the heart of the home is a premium designer kitchen featuring a 40mm stone benchtop and quality appliances, complemented by multiple living areas that provide excellent flexibility for growing families and entertaining.

### Property Features:

- Four spacious bedrooms with built-in wardrobes
- Master bedroom with private ensuite
- Three modern bathrooms with quality finishes
- Premium designer kitchen with 40mm stone bench top and quality appliances
- Multiple living areas for family living and entertaining

4 3 1

### FOR SALE

Open to Offers - North East Facing

### VIEW

Thu 22nd Oct @ 6:00PM - 6:20PM

### AGENTS

Sanjeev Kumar

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Kit Patel

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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.

**LJ Hooker**

- North-east facing aspect providing excellent natural light
- Tiled flooring downstairs and floorboards upstairs
- Ducted air conditioning
- Alarm system and intercom
- Dishwasher
- Single lock-up garage with internal access
- Balcony and fully fenced, low-maintenance backyard
- Approximately 237sqm building area

#### 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 and surrounding hubs

#### School & Education Highlights:

- Zoned for Schofields Public School
- 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

With schools, transport, shopping, parks and major lifestyle destinations all within easy reach, 48 Persea Avenue presents an outstanding opportunity for families seeking a modern home in a highly convenient Riverstone location. Whether you're looking for your next family home or a quality investment, this residence offers the space, lifestyle and location to make it an exceptional opportunity. Please call Sanjeev or Kit to book in an inspection.

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#### MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 5KTHXY               |
| Property Type | House                |
| Including     | Air Conditioning     |
|               | Balcony              |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |

#### Sanjeev Kumar 0433 289 620

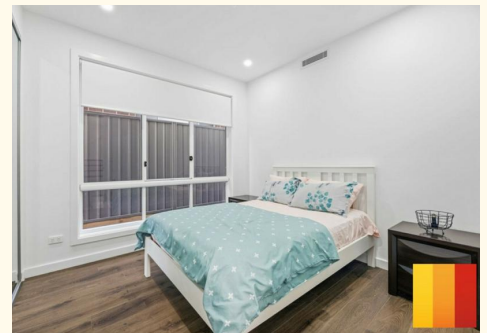
Director | Licensee | [sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

#### Kit Patel 0466 412 920

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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 inaccuracy and should not be used as legal reference. Sizes are approximate only.