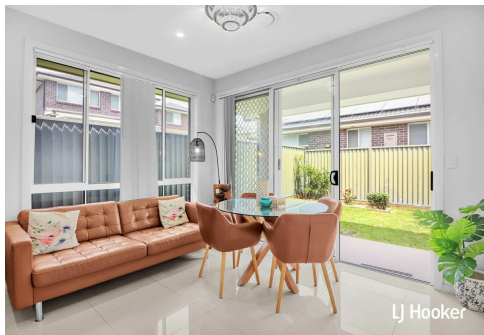
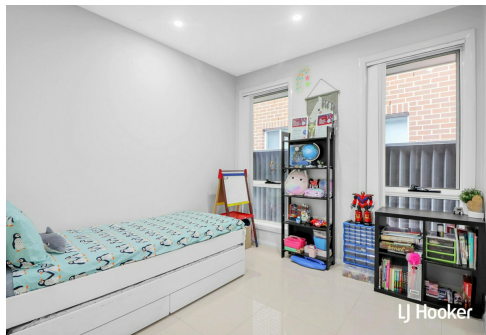




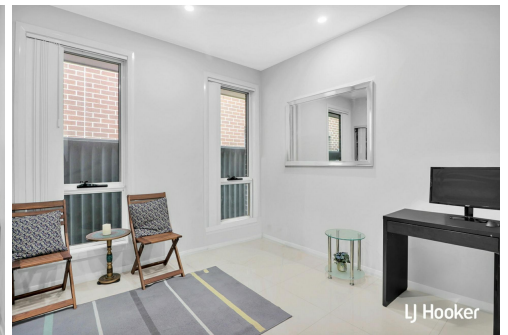
LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

## Riverstone, 54 Persea Avenue

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

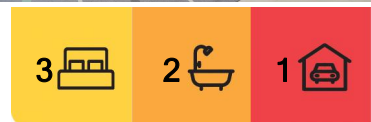
Auction Location: On Site

Sanjeev Kumar, Kit Patel and the Team at LJ Hooker Schofields are proud to present this amazing property. Welcome to this stunning three bedroom residence located at 54 Persea Avenue, Riverstone. This home perfectly combines modern elegance with an enviable location, making it an ideal choice for families seeking comfort and convenience. Situated within the Schofields Public School catchment, this single-level property is a must-see for those desiring a sophisticated living environment.

Conveniently located just a short drive from Schofields Station, Tallawong Metro Station, and the vibrant Tallawong Village, this home is nestled on a peaceful street within walking distance of local schools, providing the perfect balance of tranquillity and accessibility.



**Disclaimer:** 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.



**For Sale**  
SOLD BY SANJEEV

**View**  
[ljhooker.com.au/3AFHXY](http://ljhooker.com.au/3AFHXY)

**Contact**  
**Sanjeev Kumar**  
0433 289 620  
[sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

**Kit Patel**  
0466 412 920  
[kit.patel@ljhooker.com.au](mailto:kit.patel@ljhooker.com.au)

**LJ Hooker Schofields**  
02 9157 4077

Don't miss the chance to create lasting memories in this charming residence!

#### Contemporary Features and Comfort

- Spacious Bedrooms: Three thoughtfully designed bedrooms, including a master suite with ensuite and built-in wardrobes. The master bedroom also features a TV antenna and telephone outlet.
- Elegant Lighting: Beautiful chandeliers adorn the living areas, complemented by recessed lighting throughout the home.
- Stylish Design: High ceilings (2.7m) and fully tiled flooring enhance the open and airy atmosphere.
- Gourmet Kitchen: An open-plan kitchen boasting a 5-burner gas cooktop, 40mm wide bench tops, and a stylish splash back.
- Dual Living Areas: Two distinct living spaces provide ample room for relaxation and entertaining.
- Modern Bathrooms: Full-height wall tiles with feature walls and a bathtub in the main bathroom.
- Outdoor Living: A covered patio area complete with a gas outlet, perfect for alfresco dining.
- Security and Efficiency: Equipped with a security alarm system, 6.6KW solar panels, and fully ducted heating and cooling.
- Cooee bus service (From Kensington Park Road)

#### Location Highlights

- Approx. 850m to Tallawong Childcare Center
- Approx. 550m to Riverstone Reserve
- Approx. 1.4km to Young Academics Early Learning Childcare
- Approx. 2.6km to Riverstone Train Station
- Approx. 2.7km to Riverstone Shopping Centre
- Approx. 4.2km to Tallawong Train Station
- Approx. 4.2km to Carmel View Village Centre
- Approx. 3.4km to Schofields Train Station
- Approx. 3.5km to Schofields Village Shopping Centre
- Approx. 5.8km to Rouse Hill Town Centre

#### School Catchment

- 1.5km to Schofields Public School
- 1.4km to St John's Primary School
- 1.1km to Norwest Christian College
- 8.2km to Wyndham College

This residence is ideal for families, situated in a welcoming part of Riverstone with a vibrant community atmosphere. To schedule a viewing, please contact Sanjeev or Kit. We look forward to welcoming you at our next inspection!

\*\*\*

**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Schofields does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and inquiries. All images are indicative of the property only.



**LJ Hooker Schofields**  
**02 9157 4077**

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## More About this Property

<b>Property ID</b>	3AFHXY
<b>Property Type</b>	House
<b>Land Area</b>	250 m <sup>2</sup>

### Sanjeev Kumar 0433 289 620

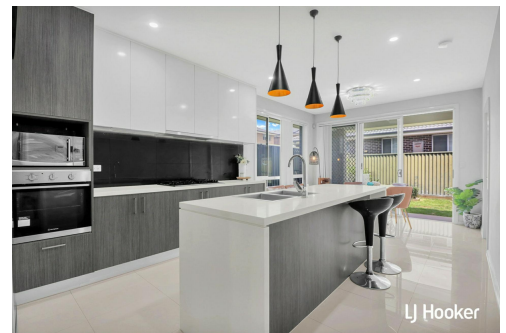
Director | Licensee | [sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

### Kit Patel 0466 412 920

Sales Associate | [kit.patel@ljhooker.com.au](mailto:kit.patel@ljhooker.com.au)

### LJ Hooker Schofields 02 9157 4077

Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762  
[schofields.ljhooker.com.au](http://schofields.ljhooker.com.au) | [schofields@ljhooker.com.au](mailto:schofields@ljhooker.com.au)



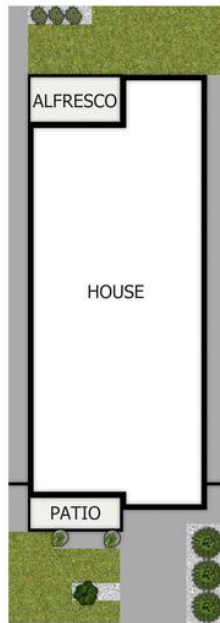
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54 Persea Avenue, Riverstone

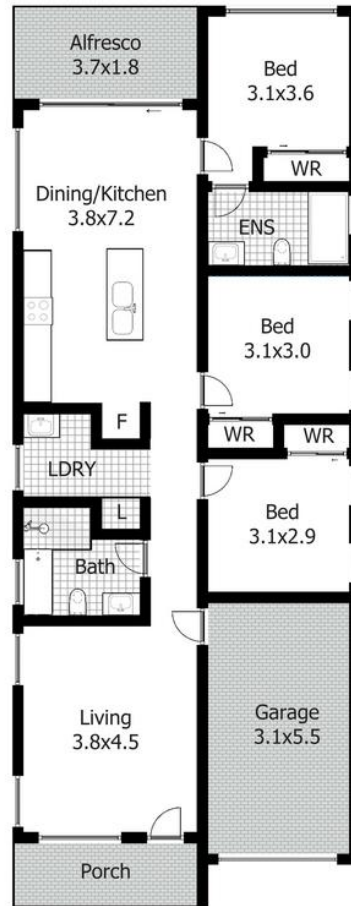
SITE PLAN



**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

FLOOR PLAN



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