



57 Mill Street, Riverstone




## RENOVATED SINGLE STORY ON GENEROUS BLOCK

Sanjeev Kumar and the team at LJ Hooker Schofields | Riverstone are proud to present this beautifully appointed four-bedroom home, ideally positioned in the heart of Riverstone. Set on a generous block in a quiet and established street, 57 Mill Street offers an outstanding opportunity for families, owner-occupiers or investors seeking both lifestyle and long-term upside. With the train station, local schools and village shops all within walking distance, this is a property that delivers everyday convenience and enduring appeal.

This property is part of the Riverstone Town Centre Masterplan, which will deliver a high standard of architectural and urban design and set the vision and strategic direction for future development in the area, incorporating commercial, retail and higher-density residential uses. Currently zoned R2 with a proposed rezoning to R4 High-Density Residential (STCA), this represents an exceptional opportunity for the savvy investor.

Property features include:

- Extremely low maintenance, perfect for busy lifestyles or investors
- Oversized master bedroom with beautifully renovated ensuite
- Three additional large bedrooms with generous wardrobe space

4  2  3 

### FOR SALE

\$1,230,000 to \$1,280,000 | Walk to Station

### VIEW

By Appointment

### AGENTS

Sanjeev Kumar  
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Josh Simpson  
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### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077

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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**

- Stunning tiled flooring in the common areas with carpet in the bedrooms
- Ceiling fans in all bedrooms
- Ducted aircon and a split system in the living/dining room
- Well-appointed kitchen with extended bench tops, induction cooktop, range hood, ample storage and feature window
- Expansive open plan living and dining space
- Impressive alfresco area fully covered and a generous concreted space
- Single garage with automatic door and additional covered double carport
- Walking distance to local shops and train station
- Rental estimate \$780-\$820 p/w

#### Location highlights:

- Approximately 90m to local bus stop (routes 746 and 747)
- Approximately 650m to Riverstone Village Shopping Centre
- Approximately 700m to Riverstone Train Station
- Approximately 4.0km to Schofields Train Station
- Approximately 4.2km to Schofields Village Shops
- Approximately 6.3km to Tallawong Metro

#### School Catchments

- Riverstone Public School approx. 1.3km
- Riverstone High School approx. 1.5km
- St Johns Primary School approx. 1km
- Norwest Christian College approx. 1.4km
- Wydnham College approx. 9.1km

Perfectly positioned within a short walk of Riverstone Station and Riverstone Shopping Village, 57 Mill Street is set in a welcoming, family-friendly community with easy access to quality schools, local shops and public transport. This fantastic home is move-in ready and offers a wonderful opportunity for its next family to enjoy the space, comfort and features on offer. For more information or to arrange your inspection, contact Sanjeev on 0433 289 620 today.

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## MORE DETAILS

Property ID 4U3HXY  
Property Type House  
Land Area 543.9 m2  
Including Air Conditioning  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking

### Sanjeev Kumar 0433 289 620

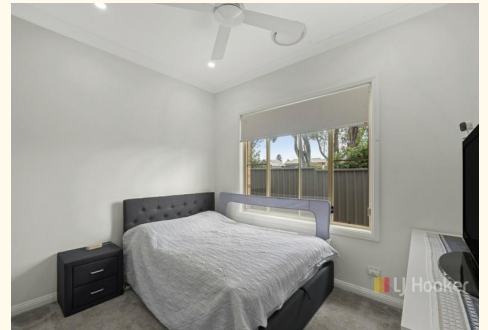
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