






75 Myrica Avenue, Riverstone

Perfect First Home or Investment —North Facing Aspect with Premium Inclusions

Sanjeev Kumar, Kit Patel and the LJ Hooker Schofields team proudly present this impressive north facing residence, beautifully designed and filled with natural light, this north facing residence offers the perfect combination of modern style, space, and everyday comfort. Positioned in a highly desirable pocket, the home delivers premium finishes, generous living areas, and a seamless indoor-outdoor lifestyle ideal for families, first home buyers, and investors alike.

From the moment you step inside through the wide entry door, you are welcomed by a light-filled interior featuring high ceilings, sleek laminate flooring, and modern downlights that enhance the sense of space and warmth throughout the home.

Designed for both relaxed family living and effortless entertaining, the residence showcases quality finishes and well-considered details throughout. At the heart of the home, the stylish kitchen is equipped with premium appliances and generous preparation space, making it ideal for everyday cooking and hosting guests. The master suite provides a peaceful retreat, complete with a walk-in wardrobe and

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FOR SALE

Just Listed \$899,000 to \$950,000

VIEW

By Appointment

AGENTS

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AGENCY

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 **LJ Hooker**

private ensuite.

Adding further appeal, the home features luxurious floor-to-ceiling tiling in the bathrooms, ducted air conditioning for year-round comfort, and a spacious backyard with pergola - perfect for outdoor dining, entertaining, or relaxing with family and friends.

Property Features

North-east facing orientation allowing abundant natural light
Contemporary laminate flooring throughout for a modern, low-maintenance finish
Wide entry door with door code for enhanced security
High ceilings upstairs and downstairs complemented by stylish downlights
Spacious living area plus separate dining space ideal for entertaining
Master bedroom with walk-in robe and private ensuite
Floor-to-ceiling tiles in the main bathroom and ensuite for a premium touch
Built-in wardrobes in all additional bedrooms
Ducted reverse-cycle air conditioning for year-round comfort
Modern kitchen featuring a 40mm stone benchtop, stainless steel appliances, gas cooktop, oven, rangehood, and dishwasher
Video intercom and security alarm system
Generous backyard with pergola - perfect for outdoor dining and family BBQs

Location Highlights

3.3km (7 Mins) approx to Riverstone Village Shopping Centre
3.3km (7 Mins) approx to Riverstone Station
3.3km (7 Mins) approx to Schofields Station
4.2km (7 Mins) approx to Schofields Village
4.5km (7 Mins) approx to Tallawong Metro & Village
5.6km (11 Mins) approx to Carmel Shopping Village
5.8km (9 Mins) approx to The Ponds Shopping Centre
6.5km (12 Mins) approx to Rouse Hill Town Centre
7.2km (16 Mins) approx to Costco, ALDI, Bunnings, IKEA & more

School Catchments & Education

Walking distance to upcoming Tallawong Primary & High School
2.3km (3 Mins) approx for Schofields Public School
1.4km (3 Mins) approx to Riverstone High School
1.7km (4 Mins) approx to Norwest Christian College
2.1km (4 Mins) approx to St John's Primary School
7.7km (13 Mins) approx to Wyndham College

Contact Sanjeev Kumar or Kit Patel at LJ Hooker Schofields today to arrange your private inspection and secure this outstanding opportunity.

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MORE DETAILS

Property ID 4ZGHXY
Property Type House
Including Air Conditioning
Built-in-Robes
Secure Parking

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