



9 Ballinger Avenue (Grantham Farm), Riverstone

Spacious Modern Family Home Designed for Comfort, Style & Everyday Living

Sanjeev Kumar and the team at LJ Hooker Schofields are proud to present this beautifully appointed modern residence. Designed with today's family lifestyle in mind, this stylish double-storey home delivers the perfect blend of comfort, functionality, and premium finishes. With multiple living zones and a well-considered layout, it offers a seamless balance of sophistication and everyday practicality.

From the moment you step inside, you'll notice the abundance of natural light, quality craftsmanship, and the versatility this home provides. Whether you're entertaining in the expansive open-plan living and dining area or unwinding upstairs in the rumpus room, every space has been thoughtfully created for relaxed, convenient living.

Key Features

- Open-plan living and dining with a flowing layout ideal for everyday living and entertaining
- Outdoor pergola area perfect for entertaining
- Contemporary kitchen featuring a large bench top, 900mm stainless steel appliances, dishwasher, ample cabinetry, and

5 2 2

FOR SALE
\$1,350,000

VIEW
By Appointment

AGENTS

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AGENCY

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LJ Hooker

- featuring a walk-in pantry with extra storage
- Multiple living zones including a living room, a media room and an upstairs rumpus room
- Spacious master suite complete with walk-in wardrobe and private ensuite
- Modern bathrooms with a bathtub in main bathroom
- Bedroom/ study downstairs
- Ducted air conditioning with multi-zone control plus carpeted stairs and upper level for added warmth and comfort
- Quality inclusions throughout including high ceilings, LED downlights, and excellent natural light across both levels
- Low-maintenance outdoor area perfect for family enjoyment and easy entertaining
- 13.2kw solar system
- EV charger

Location Highlights

- 400m to Maya Park
- 1km to Proposed Grantham Farm Public School
- 1.9km to Riverstone High School
- 1.7km to Norwest Christian College
- 1.2km to St John's Primary School
- 5.5km to Schofields Station & Shopping Precinct
- 5.9km to Tallawong Metro Station
- 2.3km to Carmel Village Shopping Centre
- 7.5km to Rouse Hill Town Centre
- 9.4km to Sydney Business Park (Costco, IKEA, Bunnings, Aldi & more)

This outstanding home offers the perfect combination of contemporary style, everyday family comfort, and a highly sought-after location. With a generous floor plan, quality finishes throughout, and easy access to leading schools and transport options, it presents a fantastic opportunity to secure a well-built home in a thriving area.

For more information or to book your inspection, contact Sanjeev Kumar on 0433 289 620 or the LJ Hooker Schofields team today - we look forward to welcoming you home!

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MORE DETAILS

Property ID	5DPHXY
Property Type	House
Land Area	389.9 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels

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