







301/33 Simon Street (Tallawong), Schofields

Position, Lifestyle & Convenient Connections

Braedy Milledge from LJ Hooker Schofields is proud to present this stunning two-bedroom apartment, superbly positioned within the highly sought-after Wexford precinct. Showcasing contemporary style, quality finishes and an abundance of natural light. Ideally positioned within one of Schofields' most desirable communities, you'll enjoy effortless access to vibrant shopping and dining precincts, quality schools, parks, public transport and a host of everyday amenities. Perfect for first home buyers, savvy investors or downsizers, this exceptional apartment combines modern comfort, flexibility and low-maintenance living in a highly convenient location.

Features Include:

- Open plan living and dining zone features natural light and seamless flow
- Additional living space/home office or childrens play area/retreat
- Sleek kitchen with gas cooking, ample storage, stainless steel appliances
- Two well-scaled bedrooms both fitted with built-in wardrobes
- Master bedroom complete with private ensuite
- Two stylish bathrooms boast floor to ceiling tiles, main with free-standing bath

2 2 1

FOR SALE
$499,000 - $519,000

VIEW
Sat 7th Nov @ 1:30PM - 2:00PM

AGENTS

Braedy Milledge
0404 160 447
braedy.milledge@ljhooker.com.au

Laurie Spiteri
0466 572 777
laurie.spiteri@ljhooker.com.au

AGENCY

LJ Hooker Schofields | Riverstone
02 9157 4077

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.

- Ducted air conditioning for year round comfort
- Spacious covered alfresco area, perfect for entertaining or relaxation
- Concealed European style laundry
- Car space plus storage cage in secure basement
- Locked secure gates, cameras plus lift access
- Complex amenities including children's play area and BBQ facilities

Location Highlights:
- 250m approx to bus stop
- 2.2km approx to Schofields Train Station
- 2.6km approx to Tallawong Metro Station
- 4.2km approx to future Rouse Hill Hospital
- 4.3km approx to Rouse Hill Town Centre

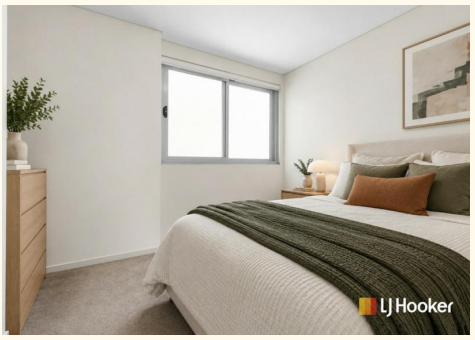
Schools & Education:
- 1.4km approx to St Joseph's Primary
- 2.5km approx to St John Paul II Catholic College
- 2.8km approx to Tallawong Public School
- 2.4km approx to Riverstone High School
- 4km approx to Rouse Hill Anglican College
- 7.6km approx to Wyndham College and Nirimba Education Precinct

Don't miss the chance to call 301/33 Simon Street your new home. Call Braedy Milledge at 0404 160 447.

- ***

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Schofields | Riverstone 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 and may include virtual furniture, styling, or digital enhancements for illustrative purposes.









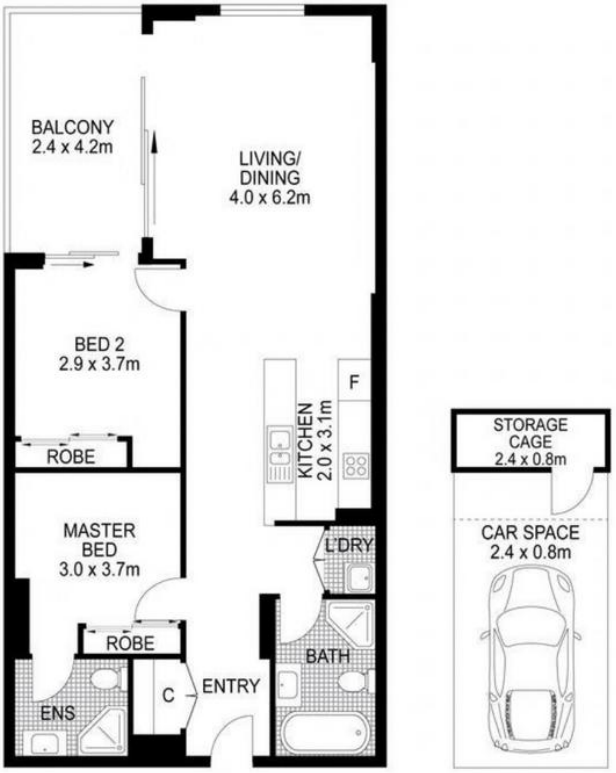
MORE DETAILS

Property ID	5PFHXY
Property Type	Apartment
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Balcony
	Built-in-Robes

Braedy Milledge 0404 160 447
Partner | braedy.milledge@ljhooker.com.au
Laurie Spiteri 0466 572 777
Sales Associate | laurie.spiteri@ljhooker.com.au

LJ Hooker Schofields | Riverstone 02 9157 4077
Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762
schofields.ljhooker.com.au | schofields@ljhooker.com.au

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.



301/33 Simon Street, (Tallawong) Schofields

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 errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries.

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.