



325/45 Manchester Drive, Schofields

ESTIMATED RENTAL RETURN OF \$680 PER WEEK - BUILT BY ALAND

Braedy Milledge and the team at LJ Hooker Schofields proudly presents this exquisite two-bedroom apartment nestled in the vibrant heart of Schofields. This residence exudes contemporary elegance, offering a perfect blend of comfort and style mere moments away from Schofields Train Station, Woolworths, and Schofields village. Experience the pinnacle of relaxed, quality living with easy access to education, retail therapy, lush nature, and recreational amenities.

Step into a realm of enchantment as you explore the spacious open lounge area flooded with natural light, creating an inviting ambiance throughout the apartment. A playground for the kids and a BBQ area await, perfect for hosting memorable gatherings with friends and family.

Key features of this property include:

- Spacious open-plan living and dining area designed to maximise natural light and accessibility
- Modern accessible kitchen featuring quality appliances, ample storage and generous bench space

2 2 1

FOR SALE

\$570,000-\$600,000 | BUILT BY ALAND

VIEW

Sat 26th Sep @ 11:50AM - 12:10PM

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.



- Master bedroom complete with built-in wardrobe and oversized wheelchair-accessible ensuite
- Second generously proportioned bedroom with built-in wardrobe
- Contemporary bathrooms with floor-to-ceiling tiling, oversized showers and accessibility-focused design
- Wider doorways and step-free layout throughout for enhanced mobility
- Lower-positioned light switches and raised power points for improved accessibility
- Ceiling-mounted power points designed to accommodate specialised equipment
- Concealed European-style laundry with included dryer
- Ducted air conditioning providing year-round comfort
- Spacious balcony ideal for entertaining, relaxing or enjoying the peaceful surroundings
- Attractive outlook over the beautifully maintained communal gardens
- Secure basement car space with storage cage conveniently located near the lift
- Secure building with intercom access, CCTV surveillance and lift access
- Outstanding investment opportunity with strong NDIS accommodation potential, subject to purchasers undertaking their own due diligence regarding eligibility, approvals and intended use

Location Highlights:

- WALK to Glory Park (74m approx)
- WALK to Schofields Station (1.1km approx)
- WALK to Schofields Village Shops (1.3km approx)
- 3.8km approx to Tallawong Metro
- 4.1km approx to Riverstone Station
- 4.6km approx to The Ponds Shopping Centre
- 5.3km approx to TAFE NSW - Nirimba
- 5.5km approx to Rouse Hill Town Centre
- 5.6km approx to the future Rouse Hill Hospital
- 6.5km approx to Costco, IKEA, Aldi, Bunnings and more shops

Schools & Education:

- 1.2km approx to St Joseph's Primary School
- 1.9km approx to Galungara Public School
- 2km approx to St John Paul II Catholic College
- 4km approx to Riverstone High School

This is your opportunity to embrace a lifestyle of convenience and modern comfort. Contact Braedy Milledge today to explore this fantastic property.

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MORE DETAILS

Property ID 543HXY
Property Type Apartment
Including Ensuite
Toilets (2)

Braedy Milledge 0404 160 447

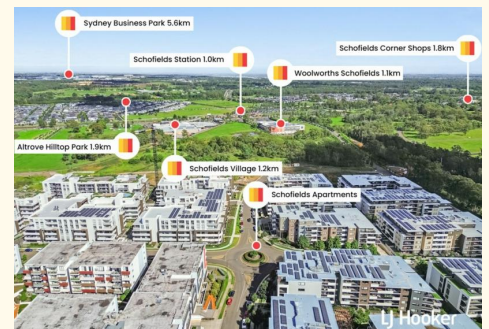
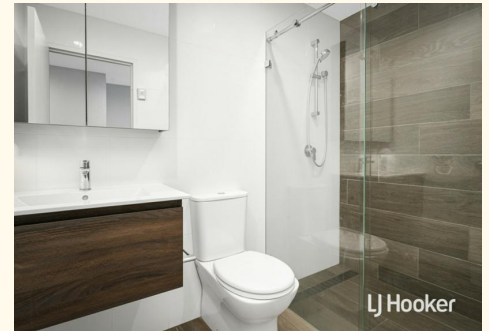
Partner | braedy.milledge@ljhooker.com.au

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



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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.

