



407/71 Grima Street, Schofields

## Connected. Convenient. Effortless Living

Braedy Milledge and the team at LJ Hooker Schofields are proud to present this beautifully appointed apartment, perfectly positioned in the heart of Schofields. Showcasing contemporary design, light-filled interiors, and effortless comfort, this impressive residence delivers the ideal balance of style and convenience. Just a short stroll to Schofields Train Station, Woolworths, Schofields Village, cafés, parks, and quality schools, you'll enjoy a vibrant lifestyle where everything you need is right at your doorstep.

### Features Include:

- Open concept living/bedroom area flowing effortlessly to the balcony
- Stunning kitchen with gas cooking, 40mm stone benchtop, plentiful cupboards
- Ample storage, hybrid flooring, downlights throughout the apartment
- Sleek bathroom boasting floor-to ceiling tiles, internal laundry
- Ducted air conditioning ensures year round comfort and a serene living environment
- Large balcony provides the perfect setting for alfresco dining or relaxation

1 1 1

### FOR SALE

Just Listed

### VIEW

Sat 11th Jul @ 10:45AM - 11:05AM

### AGENTS

Braedy Milledge

0404 160 447

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Jiya Sharma

0431 098 855

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### 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.

LJ Hooker

- A designated car space with additional storage in secure carpark
- Enhanced security with locked gates, video intercom and surveillance cameras
- Complex features children's playground and common BBQ area

#### Location Highlights:

- WALK to Glory Park (290m approx)
- WALK to Schofields Station (1.3km approx)
- WALK to Schofields Village Shops (1.5km approx)
- 4km approx to Tallawong Metro
- 4km approx to The Ponds Shopping Centre
- 5.3km approx to future Rouse Hill Hospital
- 5.4km approx to Rouse Hill Town Centre
- 4.6km approx to TAFE NSW - Nirimba
- 7km approx to Costco, IKEA, Aldi, Bunnings and more shops

#### Schools & Education:

- 850m approx to St Joseph's Primary School
- 1.4km approx to St John Paul II Catholic College
- 1.1km approx to Galungara Public School
- 3.9km approx to Riverstone High School

Call Braedy Milledge at 0404 160 447 to arrange an inspection!

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## MORE DETAILS

Property ID	5DJHXY
Property Type	Apartment
Including	Air Conditioning Toilets (1) Balcony Dishwasher Built-in-Robes

#### **Braedy Milledge 0404 160 447**

Partner | braedy.milledge@ljhooker.com.au

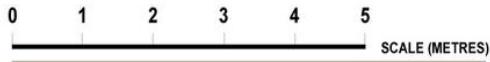
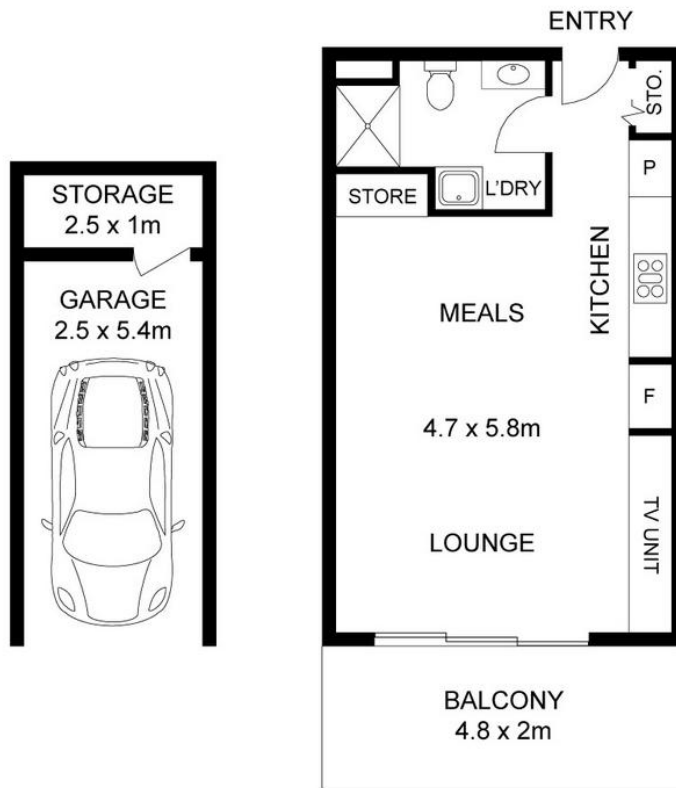
#### **Jiya Sharma 0431 098 855**

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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. Floor plan by : Sync Studios Pty Ltd

