






42 Overly Crescent, Schofields

## **SOLD BY YOUR SCHOFIELDS & TALLAWONG SPECIALIST!! CALL BRAEDY MILLEDGE AT 0404 160 447 FOR A FREE MARKET APPRAISAL!**

Braedy Milledge from LJ Hooker Schofields is proud to present this beautifully crafted three-bedroom residence where modern living meets pure comfort and effortless lifestyle appeal. From the moment you arrive, this home impresses with its tranquil, park-facing position, offering calming green outlooks and a sense of serenity. Step inside to a haven of contemporary sophistication, revealing a list of premium inclusions and thoughtful finishes simply too long to mention. Every detail has been designed for ease, comfort, and quality, from the refined interiors to the seamless connection to the resort-style backyard, perfect for entertaining or relaxing. Commuting is effortless with the train station within walking distance, ideal for professionals, families, or anyone wanting convenience.

Features Include:

- Open concept living and dining zones offer flexibility and seamless

3  2  2 

**FOR SALE**  
SOLD BY BRAEDY MILLEDGE

### **AGENTS**

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Kav Prasad  
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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**

flow

- Sleek kitchen boasts island bench, gas cooktop, plentiful storage
- Three spacious bedrooms all fitted with built-in wardrobes
- Master retreat is complete with ensuite, walk-in robe and private balcony
- Two beautiful bathrooms, main features separate shower and bathtub
- Additional powder room located downstairs for extra convenience
- Air conditioning, downlights and combination flooring provide modern comfort
- Stunning alfresco space elevates everyday living and entertainment
- Low-maintenance lawn framed by lush gardens
- Double automatic garage accessed via rear lane
- Solar panels for enhanced energy efficiency

Location Highlights:

- Directly across from Altrove Hilltop Park
- 1km approx to Schofields Train Station
- 1.4km approx to Schofields Village
- 5km approx to Tallawong Metro Station
- 5km approx to IKEA, Costco, Bunnings and other major retailers
- 6.7km approx to Rouse Hill Town Centre
- 6.7km approx to proposed Rouse Hill Hospital

Schools & Education:

- 1.2km approx to Nirimba Fields Public School
- 3.2km approx to St Joseph's Primary School
- 4.1km approx to Marsden Park Anglican College
- 4.8km approx to St John Paul II Catholic College
- 5.2km approx to Riverstone High School

Beautifully designed, exceptionally located, and brimming with modern features, this home is an outstanding opportunity for buyers seeking style, comfort and a lifestyle to love. Contact Braedy Milledge today to arrange your inspection.

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## MORE DETAILS

Property ID 4KBHXY  
Property Type DuplexSemi-detached  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Dishwasher  
Built-in-Robes  
Solar Panels  
Liveability

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

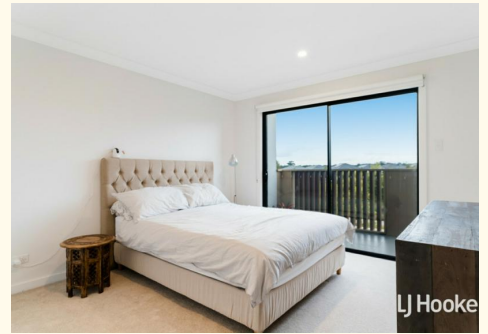
Partner | braedy.milledge@ljhooker.com.au

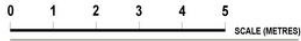
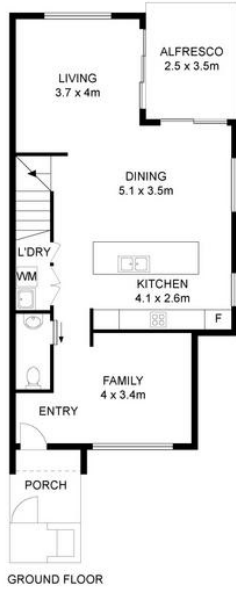
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## 42 Overly Crescent, Schofields

**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. Floor plan by: Sync Studios Pty Ltd

