



13 Mary Jane Parade, Schofields

## Style, Comfort and Entertainer's Appeal

Kav Prasad from LJ Hooker Schofields is proud to present this stunning Eden Brae residence, delivering a perfect balance of modern design, comfort, and effortless living. Thoughtfully crafted for today's lifestyle, the home showcases light-filled open plan living and dining zones, a sleek designer kitchen, and seamless indoor-outdoor flow to an inviting alfresco retreat. With quality finishes throughout, smart security features, and energy-efficient additions, this beautifully presented home offers style, space, and convenience in one exceptional package.

### Features Include:

- Sleek kitchen with walk-in pantry, gas cooking, expansive bench space, integrated appliances
- Open plan family and dining zones plus study nook enjoy beautiful natural light
- Three generous bedrooms all fitted with wardrobes
- Master bedroom is complete with private ensuite and walk-in robe
- Two stylish bathrooms, main with separate shower and bathtub
- Ducted air conditioning and ceiling fans for year-round comfort
- Covered alfresco area with extended timber decking and built-in seating framed by tropical foliage

3  2  2 

**FOR SALE**  
JUST LISTED! - EXTREMELY RARE  
OPPORTUNITY

**VIEW**  
By Appointment

**AGENTS**  
Kav Prasad  
0423 046 793  
kav.prasad@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.

 **LJ Hooker**

- 6.6kW solar panels for enhanced energy efficiency
- Smart security with app-controlled cameras and intercom system
- Double automatic garage with internal entry featuring epoxy flooring
- Driveway parking, dual side access points to rear yard

#### Location Highlights:

- 190m approx to bus stop
- 1.1km approx to Schofields Train Station
- 1.4km approx to Schofields Village
- 4.7km approx to Tallawong Metro Station
- 6.3km approx to future Rouse Hill Hospital
- 6.4km approx to Rouse Hill Town Centre

#### Schools & Education:

- 2.5km approx to Schofields Public School
- 3km approx to St Joseph's Primary School
- 3.5km approx to Marsden Park Anglican College
- 3.9km approx to Riverstone High School
- 4.3km approx to Norwest Christian College
- 4.6km approx to St John Paul II Catholic College

Contact Kav Prasad on 0423 046 793 today to arrange your private inspection.

- \*\*\*

**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Schofields 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.

### MORE DETAILS

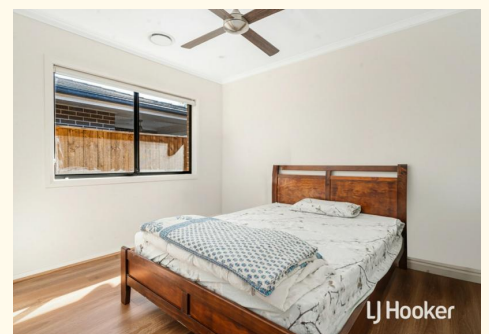
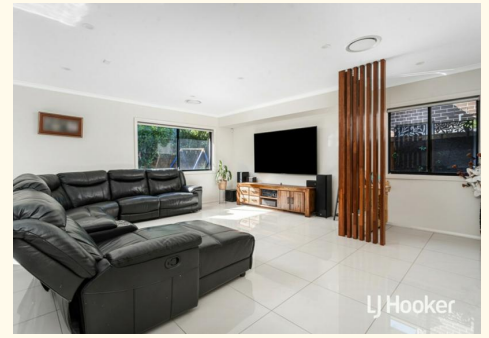
Property ID	549HXY
Property Type	House
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Solar Panels

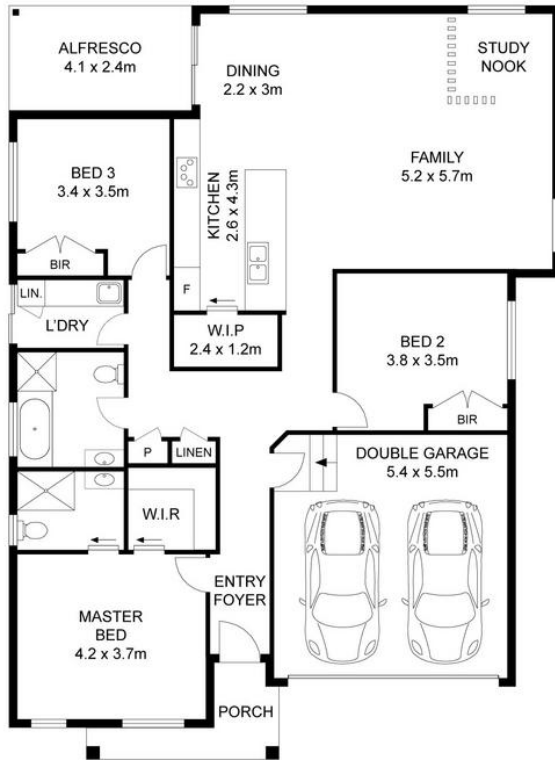
#### Kav Prasad 0423 046 793

Sales Executive | kav.prasad@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





## 13 Mary Jane Parade, 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

