







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
FOR SALE $1,300,000

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.

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MORE DETAILS

Property ID	549HXY
Property Type	House
Land Area	353 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Solar Panels







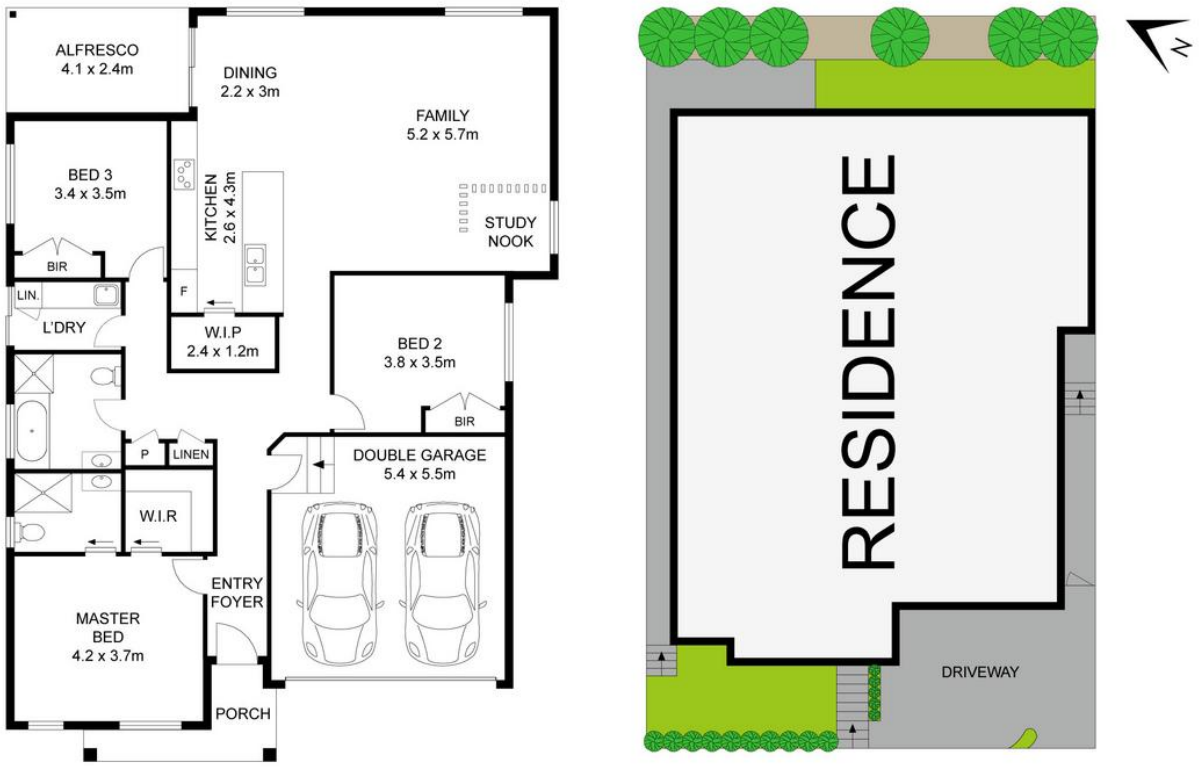




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SCALE (METRES)

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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**

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