






24 Advance Street, Schofields

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

**FOR SALE**  
SOLD BY BRAEDY MILLEDGE

**AGENTS**

Braedy Milledge  
0404 160 447  
braedy.milledge@ljhooker.com.au

Kav Prasad  
0423 046 793  
kav.prasad@ljhooker.com.au

**AGENCY**

LJ Hooker Schofields | Riverstone  
02 9157 4077

Braedy Milledge & Kav Prasad and the LJ Hooker team take great pride in unveiling this captivating prospect, offering the choice to embark on an investment journey brimming with limitless potential or to transform it into the residence you've always envisioned.

Set in a great location, 24 Advance is within walking distance to Schofields Public School, Schofields Station, Schofields Village making it an ideal investment for various buyers and developers.

The features of this home include but are not limited to:

- 4 great sized bedrooms
- 2 living areas
- Seperate dining
- Ducted air conditioning
- Double garage

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.



**Location Highlights:**

- WALK to Schofields Park
- WALK to Schofields Station
- WALK to Schofields Village
- " Less than 400m to the bus stop (748)
- " Less than 350m to enjoy the convenience of retail and dining options just steps from your door, including a bakery, cafés, Domino's, liquor store, medical centre, Indian grocer, barber, restaurants, dentist and more!
- 3.5km to Tallawong Metro
- 5km to Rouse Hill Town Centre
- 5.8km to Costco, IKEA, Aldi, Bunnings, and more shops

**Schools & Education:**

- WALK to Schofields Public School
- 2.8km to Riverstone High School
- 7.1km to Western Sydney University Nirimba
- 7.1km to TAFE NSW - Nirimba

An opportunity like this won't last long on the market, call Braedy Milledge today on 0404 160 447 to book a private inspection.

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**MORE DETAILS**

Property ID	43HHXY
Property Type	House
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking

**Braedy Milledge 0404 160 447**

Sales Executive | braedy.milledge@ljhooker.com.au

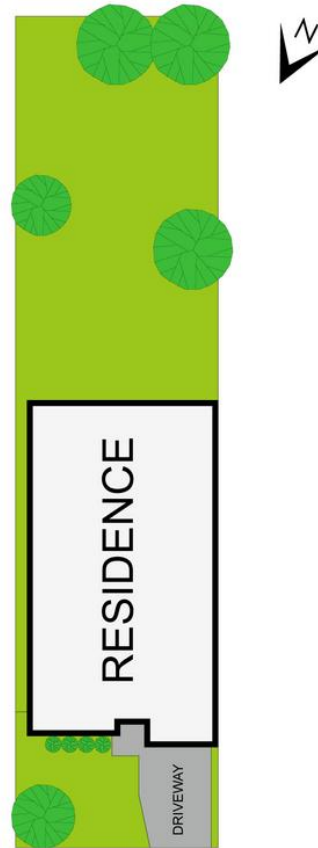
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**LJ Hooker Schofields | Riverstone 02 9157 4077**

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0 1 2 3 4 5  
SCALE (METRES)

## 24 Advance Street, 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**



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