



37 Calder Street, Schofields

## LOCATED IN THE ALTROVE ESTATE - SHORT WALK TO SCHOFIELDS STATION & ZONED FOR THE BRAND NEW NIRIMBA FIELDS PUBLIC SCHOOL

Auction Location: On-Site

Braedy Milledge from LJ Hooker Schofields is proud to present this beautifully crafted Wisdom Homes residence where modern living meets pure comfort and effortless lifestyle. From the moment you arrive, this home impresses with its park-facing position, offering delightful green outlooks. Step inside to a haven of contemporary sophistication enjoying a layout designed to maximise space, offering multiple living, dining and entertaining spaces. Located within a thriving, family friendly community close to parks, shopping and schools, plus commuting is effortless with the Schofields train station within walking distance and the Metro close by, ideal for anyone wanting exceptional convenience.

4  2  2 

### AUCTION

Sun 15th Mar @ 2:00PM

### VIEW

Wed 4th Mar @ 6:35PM - 6:55PM

### AGENTS

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

Shiv Fernando  
0466 388 874  
shiv.fernando@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**

Features Include:

- BUILT 2018
- HIGHLY SOUGHT AFTER ALTROVE ESTATE
- PARK FRONTED (ACROSS THE ROAD FROM THE INFAMOUS ALTROVE PARK)
- MASTER PLAN COMMUNITY (BY STOCKLAND)
- NORTH WEST FACING
- SHORT WALK TO SCHOFIELDS STATION
- BLUE MOUNTAIN VIEWS
- BRAND NEW FLOORING & FRESHLY PAINTED - READY FOR YOU TO MOVE IN!
- Beautiful kitchen with butlers pantry, gas cooking, island bench
- Lounge room upon entry leads through to the open plan living and dining zones
- Rumpus area upstairs opening to balcony enjoying park and Blue Mountain views
- Four well-scaled bedrooms each fitted with built-in wardrobes
- Master retreat boasting ensuite with double vanity and large walk-in robe
- Two elegant bathrooms, main with separate shower and luxurious bathtub
- Additional powder room located downstairs for added convenience
- Ducted air conditioning and ceiling fans for year round comfort
- High ceilings, plantation shutters, CCTV security, video intercom, plentiful storage
- Large covered alfresco area and extended patio for entertaining and relaxation
- Low-maintenance grassed areas and gardens
- Double automatic garage with internal entry, driveway parking

Location Highlights:

- 12m approx to Altrove Hilltop Park
- 800m approx to bus stop
- 850m approx to Schofields Train Station
- 2.3km approx to Schofields Village Shopping Centre
- 5.4km approx to Tallawong Metro Station
- 7km approx to Rouse Hill Town Centre

Schools & Education:

- 1.1km approx to Nirimba Fields Public School
- 2.5km approx to St Joseph's Primary School
- 4.1km approx to St John Paul II Catholic College
- 4.9km approx to Marsden Park Anglican College
- 5km approx to Riverstone High School

Don't miss the chance to call this beautiful haven your new home.  
Call Braedy Milledge at 0404 160 447.

• \*\*\*

**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 4QQHXY  
Property Type House  
Land Area 400 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Balcony  
Built-in-Robes

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

Partner | braedy.milledge@ljhooker.com.au

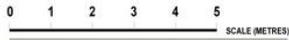
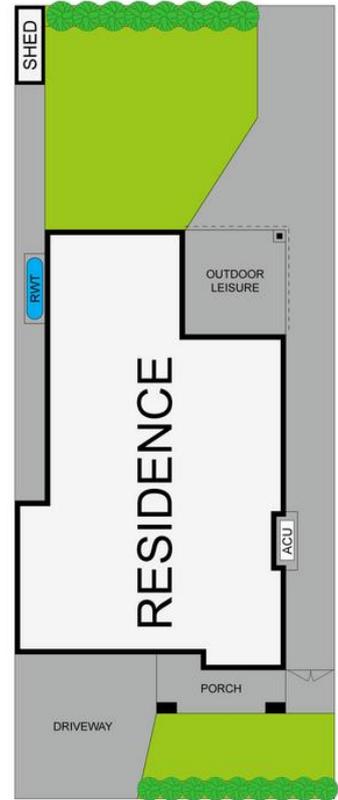
### **Shiv Fernando 0466 388 874**

Sales Executive | shiv.fernando@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





## 37 Calder 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



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.

