



LJ Hooker



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38A Westminster Street, Schofields

8 5 1

#### FOR SALE

HOUSE + GRANNY FLAT - \$1700+p/w  
POTENTIAL RENT

#### VIEW

Sat 21st Feb @ 10:00AM - 10:20AM

#### AGENTS

Braedy Milledge  
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#### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077

Braedy Milledge from LJ Hooker Schofields proudly presents this rare and exceptional multi-generational residence offering an impressive eight bedrooms across two dwellings. Designed with scale, flexibility and modern family living in mind, this unique residence is ideal for extended or large families, multi-generational living or savvy investors seeking strong dual-income potential.

The main residence showcases six generous and versatile bedrooms, multiple spacious living areas and the convenience of two well-appointed kitchens, allowing families to live together while still enjoying their own space and privacy. Whether accommodating in-

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Interested parties must rely solely on their own enquiries.

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laws, adult children or working from home, the layout adapts effortlessly to your lifestyle needs.

Adding further value is a fully self-contained two-bedroom granny flat, perfect for extended family, guests or rental income, offering complete independence without compromise.

- Enhancing its versatility, the home presents the potential to configure separate access points for the upper and lower levels, creating the opportunity to operate as two independently accessed living zones and generate separate rental incomes (STCA). This flexibility makes the property particularly attractive for investors or owner-occupiers looking to offset their mortgage while maintaining privacy across multiple households.\*

#### Main House Features:

- **RENT POTENTIAL OF \$1100-\$1200 PER WEEK**
- Ground floor formal living room upon entry showcasing generous proportions
- Open plan family/meals area boasting bi-fold doors for seamless flow
- Sleek kitchen with walk-in pantry, gas cooktop, island bench
- Three ground floor bedrooms, one complete with ensuite and walk-in robe
- Two ground floor bathrooms, main with luxurious bathtub and separated toilet
- Huge upstairs open plan living and kitchen area complete with two walk-in pantries
- Three bedrooms upstairs all fitted with built-in wardrobes, one with ensuite
- Two bathrooms thoughtfully designed to service the upper-level bedrooms
- Ducted air conditioning, abundance of storage throughout
- Low-maintenance rear yard providing an easy-care outdoor space
- Single garage with internal entry, driveway parking

#### Granny Flat Features:

- **RENT POTENTIAL OF \$540-\$580 PER WEEK**
- Combined living/dining area with an abundance of natural light
- Well-appointed stylish kitchen with gas cooktop
- Two bedrooms both fitted with built-in wardrobes
- Spacious bathroom with floor-to-ceiling tiles
- Covered patio for alfresco dining or relaxation

#### Location Highlights:

- 500m approx to bus stop
- 600m approx to Schofields Park
- 750m approx to Cranbourne Park
- 2.4km approx to Schofields Train Station
- 2.5km approx to Schofields Village
- 4.6km approx to Tallawong Metro Station
- 6.2km approx to Rouse Hill Town Centre
- 6.2km approx to IKEA, Costco, Bunnings and other major retailers

#### Schools & Education:

- 150m approx to Early Learning Centres
- 350m approx to Schofields Public School
- 1.7km approx to Riverstone High School
- 2.1km approx to Norwest Christian College
- 2.4km approx to St John's Primary School
- 3.1km approx to St Joseph's Primary School
- 4.4km approx to St John Paul II Catholic College

With an emphasis on comfort, functionality and flexibility, this exceptional property presents a rare chance to secure a home that truly grows with your family.

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## MORE DETAILS

Property ID	4UBHXY
Property Type	House
Land Area	455.4 m2
Including	Air Conditioning
	Toilets (5)
	Alarm
	Balcony
	Dishwasher
	Built-in-Robes



**Braedy Milledge 0404 160 447**

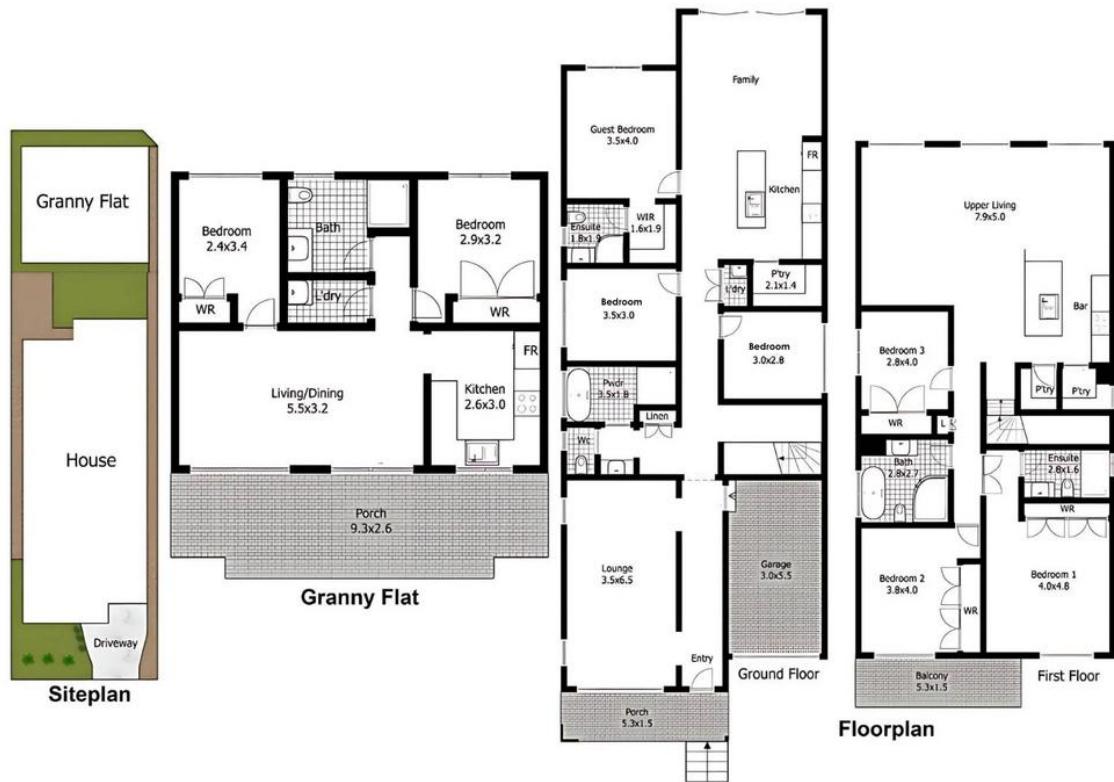
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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries.

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