



40 Nabthorpe Parade (Nirimba Fields), Schofields

Stunning Double-Storey Home with an Impressive Backyard Deck

Sanjeev Kumar and Braedy Milledge of LJ Hooker Schofields are proud to present this stylish and thoughtfully designed family residence, perfectly positioned in the highly sought-after suburb of Nirimba Fields. Offering a practical floorplan with multiple living spaces, quality finishes and excellent indoor-outdoor flow, this home is perfectly suited to growing families, professionals, and investors alike.

Stepping inside, you're welcomed by a spacious and light-filled open plan layout where the living, dining and kitchen seamlessly connect to the covered alfresco, creating the perfect space for entertaining or enjoying everyday family life. Designed with functionality in mind, the modern kitchen overlooks the living areas and is complete with quality appliances, water filter installed, generous bench space and ample cabinetry.

The intelligently designed floorplan offers four well-proportioned bedrooms, including a versatile fourth bedroom or home office conveniently positioned on the ground floor. Upstairs, the spacious

4 2 2

FOR SALE

Just Listed

VIEW

By Appointment

AGENTS

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LJ Hooker

master retreat features a walk-in wardrobe and private ensuite, while two additional bedrooms are serviced by a central family bathroom. A private balcony provides the perfect place to unwind.

Adding further appeal is the detached double lock-up garage, connected by the covered alfresco entertaining area, creating a private and low-maintenance backyard ideal for year-round entertaining.

Features You'll Love:

- Four generous bedrooms, including a downstairs bedroom or study
- Spacious master suite with walk-in wardrobe and private ensuite
- Two additional upstairs bedrooms, including one with a walk-in wardrobe
- Open plan living and dining area filled with natural light
- Contemporary kitchen with quality appliances and ample storage
- Covered alfresco entertaining area with seamless indoor-outdoor flow
- Upstairs balcony
- Detached double lock-up garage
- Functional family floor plan with excellent separation between living and accommodation
- Low-maintenance backyard
- 6.6kw Solar Panels

Location Highlights:

- Approximately 220m to Nirimba Fields Public School
- Approximately 300m to Nirimba Fields Neighbourhood Park
- Approximately 500m walk to the upcoming Akuna Vista Shopping Centre
- Approximately 2.3km to Schofields Train Station & Schofields Village
- Within the sought-after Wyndham College catchment
- Easy access to Tallawong Metro Station, Rouse Hill Town Centre and major arterial roads
- Surrounded by walking tracks, playgrounds and family-friendly parklands within the growing Akuna Vista community

Positioned in a highly sought-after and well-connected pocket, this is a fantastic opportunity to secure a quality home in a thriving community. Get in touch with Sanjeev Kumar or Braedy Milledge today to arrange your inspection.

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MORE DETAILS

Property ID	5MYHXY
Property Type	House
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Solar Panels

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