

44 Heathland Avenue, Schofields

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**SOLD IN 1 WEEK BY YOUR
SCHOFIELDS & TALLAWONG
SPECIALIST!! CALL BRAEDY
MILLEDGE AT 0404 160 447 FOR
A FREE MARKET APPRAISAL!**

FOR SALE
SOLD IN 2 WEEKS BY BRAEDY
MILLEDGE

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

AGENCY
LJ Hooker Schofields | Riverstone
02 9157 4077

Auction Location: On-Site

Braedy Milledge from LJ Hooker Schofields proudly present this superbly positioned, low-maintenance home offering comfort and outstanding convenience. Designed for easy living, this residence features a spacious living and dining area, a bright and functional kitchen with gas cooking plus seamless indoor-outdoor flow to a private rear yard perfect for entertaining or for children to enjoy.

Property Features:

- Open plan living and dining seamlessly flows to the outdoor entertaining area
- Designer kitchen with 40mm stone benchtops, island breakfast bar, gas cooking and ample storage
- Four well-proportioned bedrooms, all with built-in wardrobes

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

- Master suite complete with walk-in robe and private ensuite
- Two stylish bathrooms featuring floor-to-ceiling tiles, main with freestanding bathtub and separate shower
- Additional upstairs rumpus, ideal as a second living or kids retreat
- Ducted air conditioning for year-round comfort
- High ceilings with feature bulkhead and statement lighting enhancing the main living zone
- Large sliding doors creating a seamless indoor-outdoor connection
- Expansive backyard with Eco decking and covered pergola, perfect for entertaining
- Low-maintenance yard with manicured gardens and artificial turf
- Double automatic garage with internal access and Epoxy flooring
- Solar panels (26 Panels)
- Remote controlled blinds in lounge and master bedroom
- Four security cameras for added peace of mind and enhanced security

Location Highlights:

- 200m approx to Galungara Park
- 1.4km approx to Schofields Train Station
- 1.7km approx to Schofields Village Shopping Centre
- 2.6km approx to Tallawong Metro Station
- 3.2km approx to The Ponds Shopping Centre
- 4.2km approx to Rouse Hill Town Centre
- 5.4km approx to TAFE NSW Nirimba
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- 5.7km approx to Costco, IKEA, Aldi, Bunnings and other major retailers

School Catchment:

- 350m approx to Galungara Public School
- 1.1km approx to St Joseph's Primary School
- 1.8km approx to St John Paul II Catholic College

Contact Braedy Milledge at 0404 160 447 today to arrange an inspection.

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Disclaimer:

The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale.

MORE DETAILS

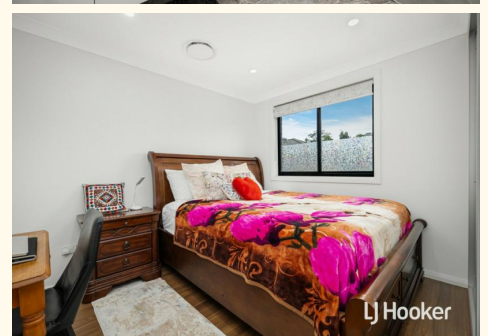
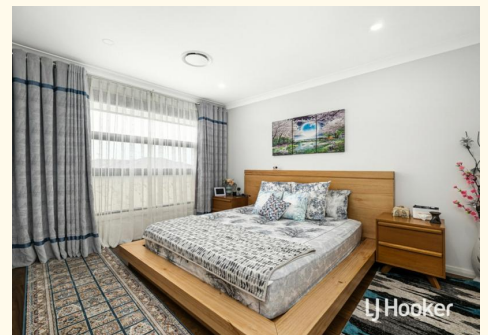
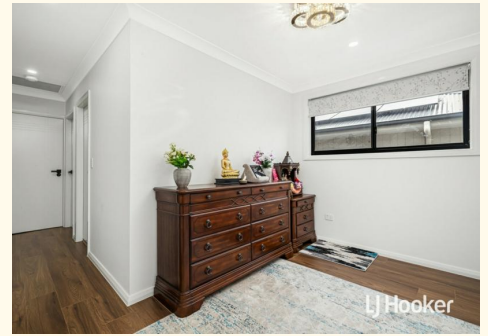
Property ID 51CHXY
Property Type House
Land Area 249.6 m2

Braedy Milledge 0404 160 447

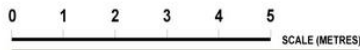
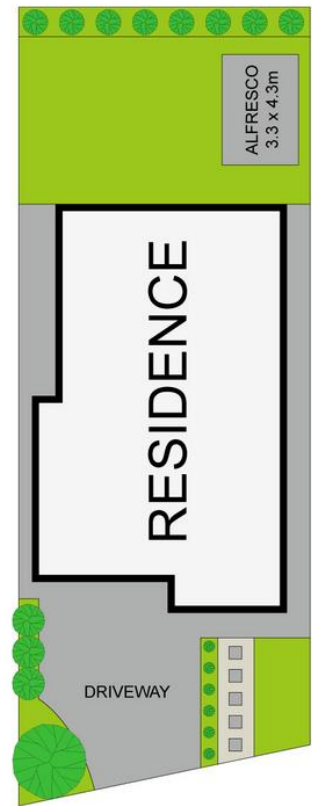
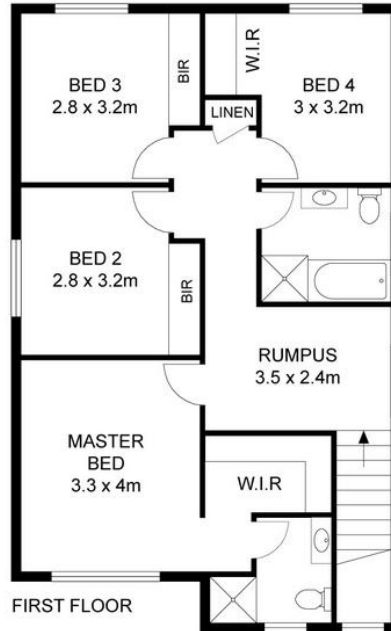
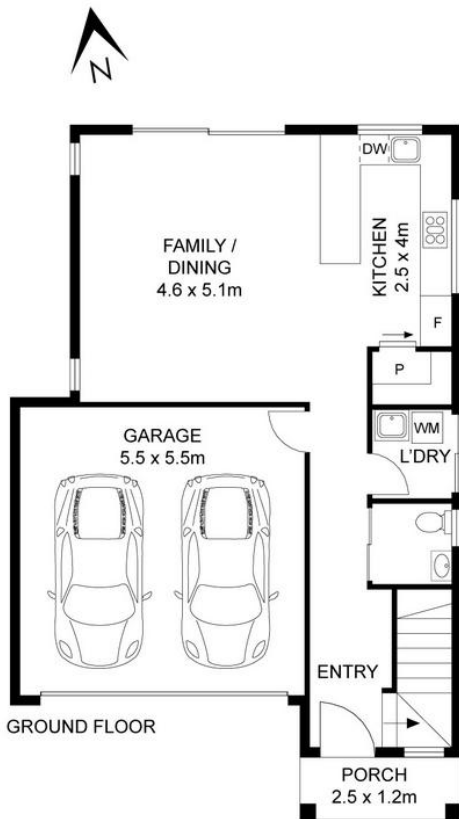
Partner | braedy.milledge@ljhooker.com.au

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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

