



## Schofields, 45 Advance Street

HUGE 558M2 LAND SIZE - POTENTIAL FOR 2 LOT SUB DIVISION OR DUPLEX (S.T.C.A)

Auction Location: On-Site

Braedy Milledge 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, 45 Advance is within walking distance to Schofields Public School, Tallawong Metro, Schofields Station, making it an ideal investment for various buyers and developers.

Future Growth Potential:

Located in the planned Tallawong to St Marys Corridor, with a future Metro extension to Schofields Station and a new rail link to St Marys - ensuring strong long-term value



**Disclaimer:** 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.



**Auction**

Sun 9th Feb @ 11:00AM

**View**

Sat 1st Feb @ 9:55AM - 10:10AM

**Contact**

**Braedy Milledge**

0404 160 447

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**Kav Prasad**

0423 046 793

kav.prasad@ljhooker.com.au

**LJ Hooker Schofields**  
02 9157 4077

growth..

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

- POTENTIAL FOR 2 LOT SUB DIVISION OR DUPLEX (S.T.C.A)
- Corner Block
- R2 ZONED
- 558m2 Land Approx.
- Three good sized bedrooms
- Spacious Living
- Oversized 6mx3m shed
- Established Olive and Quince Trees in the Backyard

Location Highlights:

- WALK to Schofields Park
- WALK to Schofields Station
- WALK to Schofields Village
- 350m to the bus stop (748)
- 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 About this Property

<b>Property ID</b>	3EYHXY
<b>Property Type</b>	House
<b>Land Area</b>	558 m <sup>2</sup>

### Braedy Milledge 0404 160 447

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

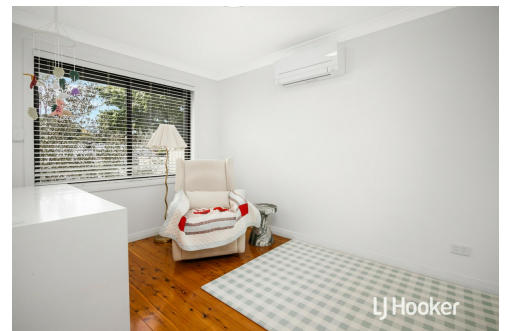
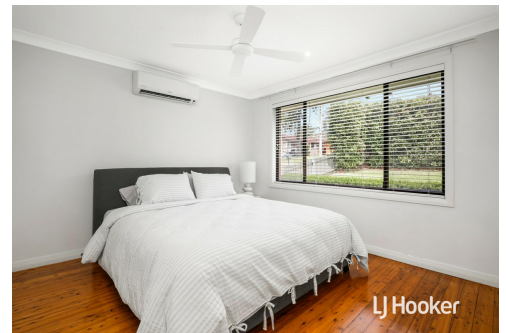
### Kav Prasad 0423 046 793

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### LJ Hooker Schofields 02 9157 4077

Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762

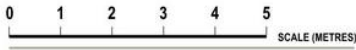
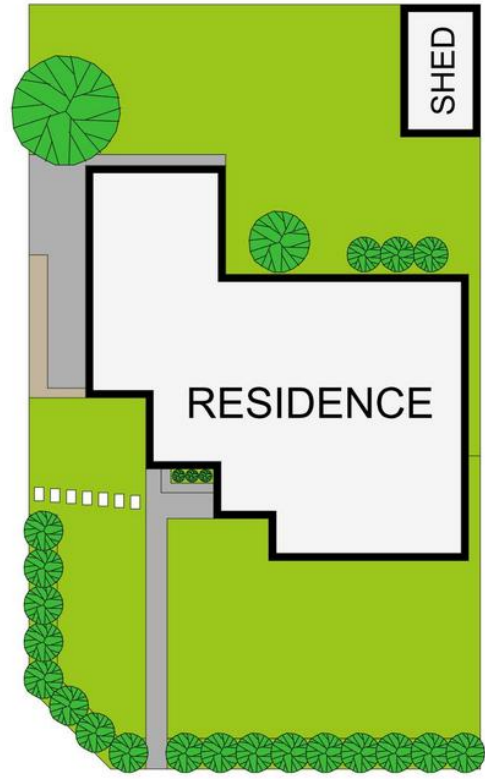
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## 45 Advance Street, Schofields

**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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