

## Schofields, 45 Advance Street

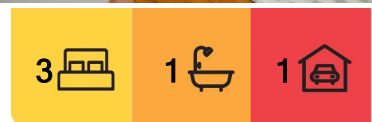
**SOLD BY YOUR SCHOFIELDS & TALLAWONG SPECIALIST!! CALL BRAEDY MILLEDGE AT 0404 160 447 FOR A FREE MARKET APPRAISAL!**

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.

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

- Three good sized bedrooms
- Spacious Living
- Oversized 6mx3m shed
- Established Olive and Quince Trees in the Backyard



**For Sale**  
SOLD BY BRAEDY MILLEDGE

**View**  
[ljhooker.com.au/3EYHXY](http://ljhooker.com.au/3EYHXY)

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**LJ Hooker Schofields**  
**02 9157 4077**



#### 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

Property ID	3EYHXY
Property Type	House
Land Area	558 m2
Including	Air Conditioning Dishwasher Floorboards Fully Fenced

**Braedy Milledge 0404 160 447**

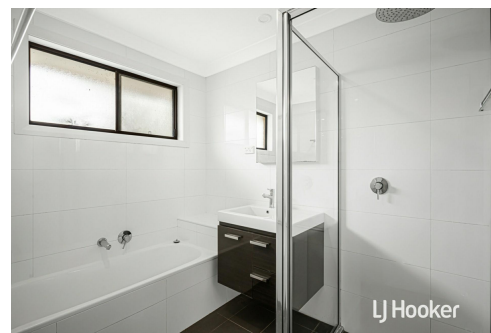
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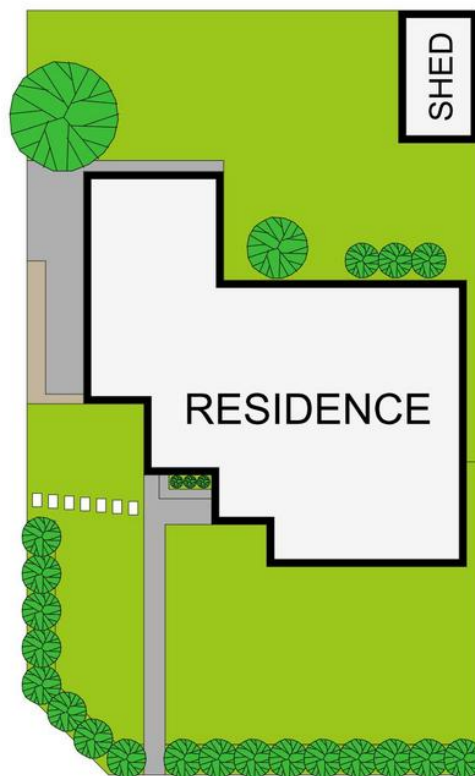
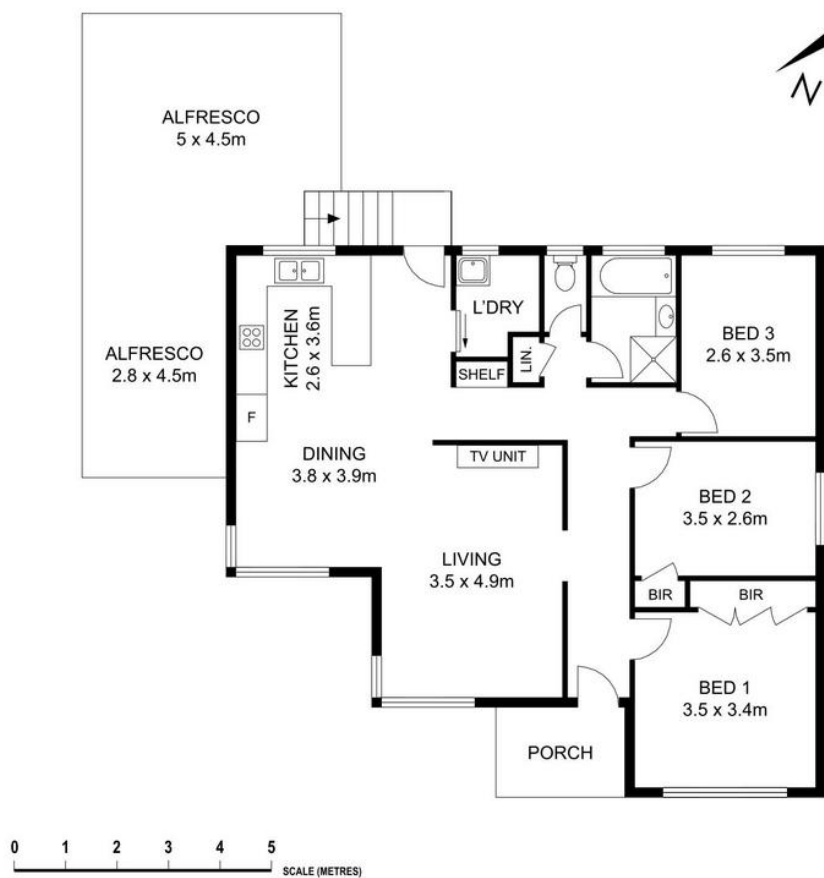
**LJ Hooker Schofields 02 9157 4077**

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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



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