



8 Argowan Road, Schofields

## HUGE 888M2 OF LAND WITH POTENTIAL FOR 2 LOT SUBDIVISION (STCA)

Braedy Milledge and Sanjeev Kumar from LJ Hooker Schofields proudly present this rare opportunity to secure a substantial 888sqm parcel with an impressive 25m frontage in one of Schofields' most sought-after locations. With potential for a 2 lot subdivision (STCA), opportunities of this size and frontage in such a central Schofields location are increasingly rare. Positioned just a short walk to Schofields Train Station, local shops, and schools, this property offers the perfect blend of immediate income, future potential, and unbeatable convenience.

Set on the generous block is a charming older-style residence filled with warmth, space, and character. Showcasing high ceilings, rustic wide timber floorboards, and a welcoming open fireplace, the home provides comfortable family living or a steady rental return while you explore future possibilities.

Property features include:

- Three generous bedrooms, all with built-in wardrobes
- Formal lounge room with open fireplace

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.

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**FOR SALE**

\$1,590,000 to \$1,650,000 -  
Development Opportunity

**VIEW**

Sat 9th May @ 10:50AM - 11:10AM

**AGENTS**

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Braedy Milledge  
0404 160 447  
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**AGENCY**

LJ Hooker Schofields | Riverstone  
02 9157 4077

LJ Hooker

- Separate dining area plus a second family room
- Functional kitchen
- Main bathroom with bathtub
- Internal laundry with additional second toilet
- Side access to a single garage

#### Location Highlights:

- 900m approx to Schofields Train Station
- 1.3km approx to Schofields Village
- 5.1km approx to Tallawong Metro
- 5.2km approx to Costco, IKEA, Aldi, Bunnings and more shops

A superb opportunity for the astute investor, developer, or buyer looking to secure a premium parcel in a high-growth area. Contact Braedy Milledge at 0404 160 447 today to arrange an inspection!

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**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Schofields does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and inquiries. All images are indicative of the property only.

## MORE DETAILS

Property ID	4W3HXY
Property Type	House
Land Area	888 m2

### Sanjeev Kumar 0433 289 620

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### Braedy Milledge 0404 160 447

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