



9 Bolin Street (Tallawong), Schofields

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

Auction Location: On-Site

Braedy Milledge from LJ Hooker Schofields proudly presents this beautifully appointed home, thoughtfully designed to balance modern style with everyday functionality. Showcasing a clever use of space, the residence features well-considered details and a warm, neutral palette that creates an inviting atmosphere throughout. Ideally positioned for ultimate convenience, it enjoys easy access to reputable schools, public transport and a variety of shopping precincts, ensuring everything you need is within easy reach.

Property Features:

- Open plan living and dining zones seamlessly open to the alfresco
- Sleek kitchen features island bench, gas cooking, plentiful cupboards

4 2 1

FOR SALE
SOLD PRIOR TO AUCTION

AGENTS

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

Shiv Fernando
0466 388 874
shiv.fernando@ljhooker.com.au

AGENCY

LJ Hooker Schofields | Riverstone
02 9157 4077

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

- Four well-scaled bedrooms all fitted with built-in wardrobes
- Master bedroom complete with private ensuite
- Two spacious bathrooms, main boasting separate luxe bathtub and shower
- Ducted air conditioning for year-round comfort
- 5kW solar panels for enhanced energy efficiency
- Covered patio plus extended timber decking, perfect for entertaining or relaxation
- Low-maintenance grassed area to front and rear
- Single automatic garage with internal entry, driveway parking

Location Highlights:

- 290m approx to bus stop
- 1.1km approx to Cranbourne Park
- 2.6km approx to Schofields Train Station
- 2.8km approx to Schofields Village Shopping
- 3.4km approx to Tallawong Village
- 3.6km approx to Tallawong Metro Station
- 5.3km approx to Rouse Hill Town Centre

Schools & Education:

- 800m approx to Schofields Public School
- 1.6km approx to Riverstone High School
- 1.9km approx to Norwest Christian College
- 2.3km approx to St Joseph's Primary School
- 3.5km 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	4YWHXY
Property Type	House
Land Area	356.9 m2
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes

Braedy Milledge 0404 160 447

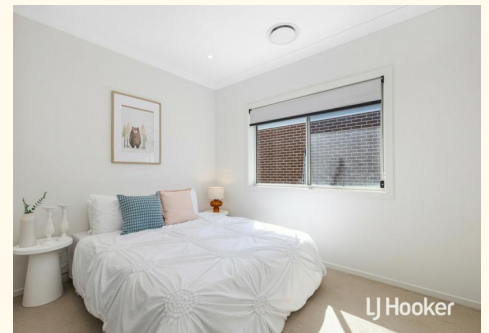
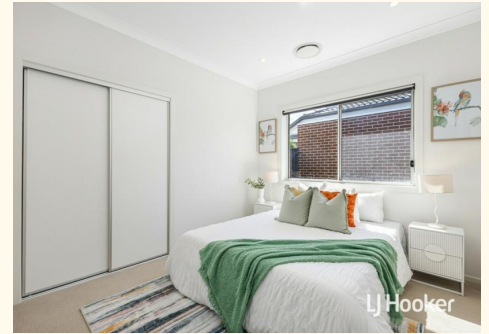
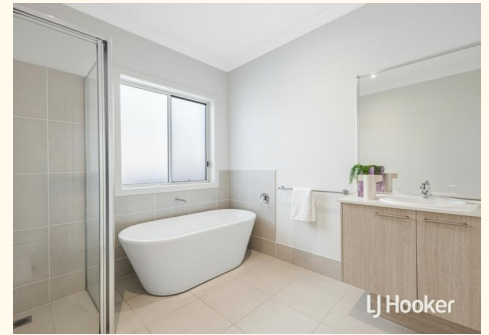
Partner | braedy.milledge@ljhooker.com.au

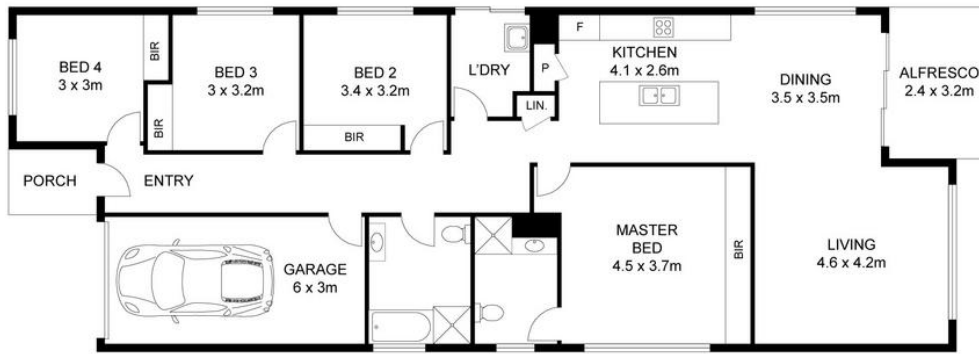
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LJ Hooker Schofields | Riverstone 02 9157 4077

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SCALE (METRES)

9 Bolin Street, Tallawong

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

