



22 Grima Street, Schofields

## Comfort, Space & Convenience for the Modern Family

Braedy Milledge from LJ Hooker is proud to present this modern residence designed for effortless living and easy-care maintenance. Boasting multiple living zones and generous accommodation including a coveted downstairs bedroom with adjoining bathroom, discover the perfect balance of style, comfort and functionality. Ideally situated just a short distance to transport, schools and shops, this home promises convenience at every turn. This home is perfect for investors, families or first home buyers or seeking lifestyle and location in one.

### Features Include:

- Lounge room upon entry leads through to the open plan living and dining zones
- Additional rumpus upstairs provides flexibility with built-in cabinetry and sink
- Spacious kitchen with gas cooktop, plentiful cupboards, stone benchtops
- Five well-scaled bedrooms, four fitted with built-in wardrobes
- Master retreat complete with ensuite, walk-in robe and balcony access
- Ground floor bedroom with adjoining bathroom ideal for guests/extended family

5 3 2

**FOR SALE**  
BEDROOM AND BATHROOM  
DOWNSTAIRS

**VIEW**  
By Appointment

**AGENTS**  
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0404 160 447  
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Shiv Fernando  
0466 388 874  
shiv.fernando@ljhooker.com.au

**AGENCY**  
LJ Hooker Schofields | Riverstone  
02 9157 4077

- Three stylish bathrooms, main with separate shower and bathtub
- Ducted air conditioning for year-round comfort
- 6.6kW solar panels provide enhanced energy efficiency
- Covered alfresco area with timber decking, perfect for entertaining or relaxation
- Single automatic garage with internal access

#### Location Highlights:

- 190m approx to bus stop
- 700m approx to Glory Park
- 1.2km approx to Schofields Village
- 1.4km approx to Schofields Train Station
- 4.5km approx to Tallawong Metro Station
- 6.2km approx to Rouse Hill Town Centre
- 6.8km approx to IKEA, Costco, Bunnings and other major retailers

#### Schools & Education:

- 1.1km approx to St Joseph's Primary School
- 1.3km approx to Hambleton Public School
- 1.6km approx to St John Paul II Catholic College
- 3.6km approx to Quakers Hill High School

This is your opportunity to embrace a lifestyle of convenience and modern comfort. Contact Braedy Milledge today to explore this fantastic property.

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#### MORE DETAILS

Property ID	4SUHXY
Property Type	Townhouse
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Alarm
	Dishwasher
	Built-in-Robes
	Solar Panels



LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

**Braedy Milledge 0404 160 447**

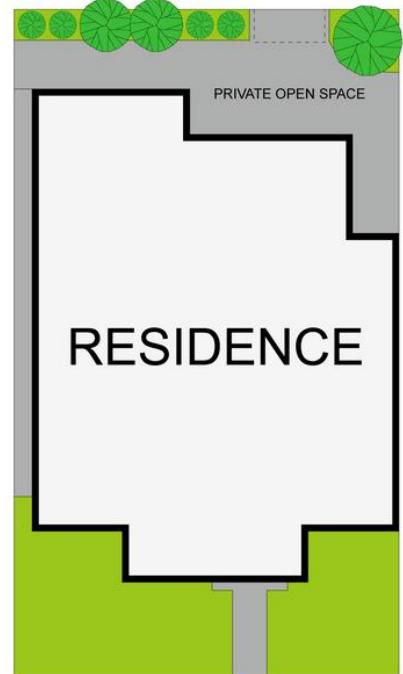
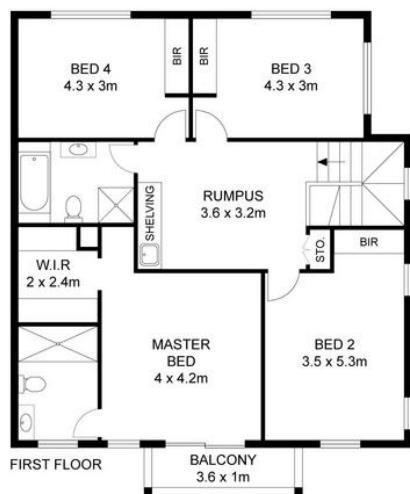
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0 1 2 3 4 5  
SCALE (METRES)

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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**

 **LJ Hooker**