






32 Grima Street, Schofields

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

**FOR SALE**  
SOLD BY BRAEDY MILLEDGE

### **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

Braedy Milledge from LJ Hooker welcomes you to this modern four-bedroom residence that embodies effortless living and low-maintenance appeal. Blending sleek design with everyday functionality, it's perfect for investors, families or first home buyers or seeking lifestyle and location in one. Ideally situated just a short distance to transport, schools and shops, this home promises convenience at every turn.

#### Features Include:

- Striking kitchen with gas cooking, stone benchtops, sleek cabinetry, pendant lighting
- Living area upon entry flowing to the open plan meals zone
- Four well-scaled bedrooms all fitted with built-in wardrobes
- Master bedroom is complete with ensuite and walk-in robe
- Two stylish bathrooms feature floor to ceiling tiles

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**

- Ducted air conditioning for year-round comfort
- 6.6kW solar panels delivering energy efficiency
- In-built security camera for added peace of mind
- Secluded covered alfresco area for relaxation or entertaining
- Low-maintenance artificial grassed area
- Single automatic garage with internal access and driveway parking

#### Location Highlights:

- 230m approx to bus stop
- 650m approx to Glory Park
- 1.3km approx to Schofields Village
- 1.5km approx to Schofields Train Station
- 4.4km approx to Tallawong Metro Station
- 6.1km approx to Rouse Hill Town Centre
- 6.3km approx to IKEA, Costco, Bunnings and other major retailers

#### Schools & Education:

- 1km approx to St Joseph's Primary School
- 1.3km approx to Hambledon Public School
- 1.6km approx to St John Paul II Catholic College
- 3.7km 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.

• \*\*\*

**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	4DNHXY
Property Type	Townhouse
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Dishwasher
	Built-in-Robes

#### Braedy Milledge 0404 160 447

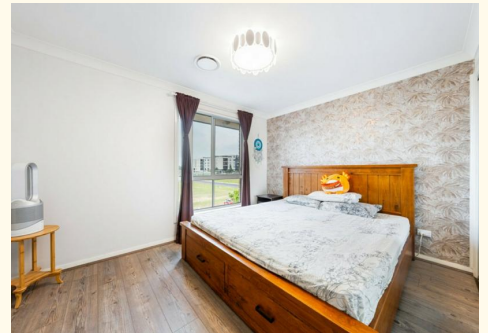
Partner | braedy.milledge@ljhooker.com.au

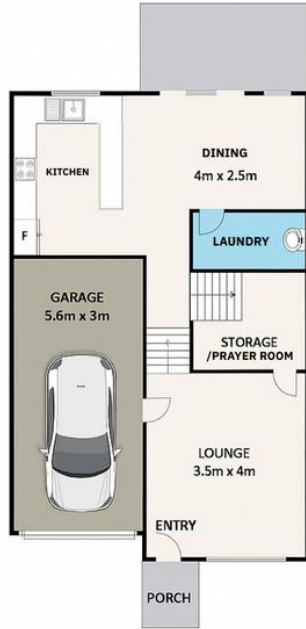
#### Shiv Fernando 0466 388 874

Sales Executive | shiv.fernando@ljhooker.com.au

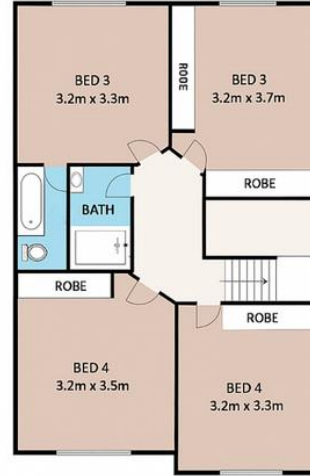
#### LJ Hooker Schofields | Riverstone 02 9157 4077

Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762  
 schofields.ljhooker.com.au | schofields@ljhooker.com.au





**GROUND FLOOR**



**FIRST FLOOR**

## 32 Grima 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.

