

87 Sciberras Avenue, Schofields

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## NEW ALL-TIME RECORD BY KAV PRASAD! LEFTOVER BUYERS IN SCHOFIELDS READY TO BUY!

**FOR SALE**  
NEW ALL-TIME RECORD BY KAV PRASAD!

### AGENTS

Kav Prasad  
0423 046 793  
kav.prasad@ljhooker.com.au

### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077

Auction Location: On-Site

Kav Prasad from LJ Hooker Schofields is proud to present this beautifully appointed residence offering modern comfort, generous proportions and effortless indoor-outdoor living. Designed with both style and functionality in mind, the home welcomes you with a thoughtful layout and inviting interiors that create a comfortable and easy-living environment. Completing the package is an impressive enclosed alfresco with outdoor kitchen for year-round entertaining. Perfectly positioned for convenience, the home is also close to a range of amenities including transport options, shopping and schools.

#### Property Features:

- Large living area upon entry leads through to the open plan dining
- Beautiful kitchen features gas cooktop, abundance of bench and cupboards
- Four well-scaled bedrooms all fitted with built-in wardrobes

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.



- Master bedroom is complete with private ensuite and balcony
- Two stylish bathrooms both feature extra-large showers and floor-to-ceiling tiles
- Ground floor powder room for added convenience
- Ducted air conditioning for year-round comfort
- Solar panels for enhanced energy efficiency
- Stunning enclosed alfresco boasting outdoor kitchen for all-weather entertaining
- Low-maintenance rear yard complemented by established gardens, side access
- Single automatic garage with storage and internal entry

#### Location Highlights:

- 2.1km approx to Schofields Train Station
- 2.4km approx to Schofields Village
- 2.7km approx to Tallawong Metro
- 4.3km approx to future Rouse Hill Hospital
- 4.4km approx to Rouse Hill Town Centre

#### Schools & Education:

- 1km approx to St Joseph's Primary
- 1.1km approx to Galungara Public School
- 1.7km approx to St John Paul II Catholic College
- 2.9km approx to Riverstone High School
- 3.2km approx to Norwest Christian College

Contact Kav Prasad on 0423 046 793 today to arrange your inspection.

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#### MORE DETAILS

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

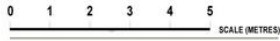
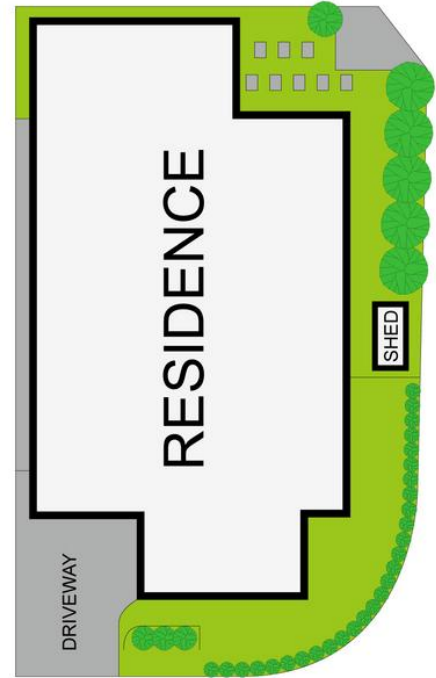
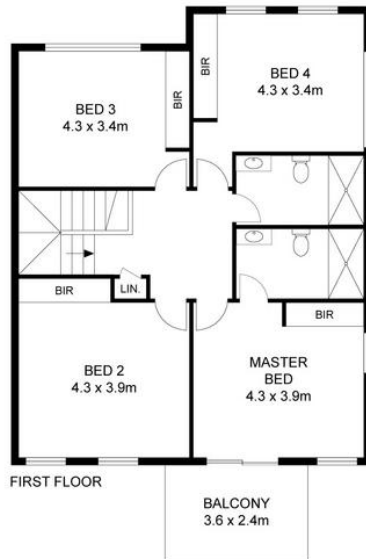
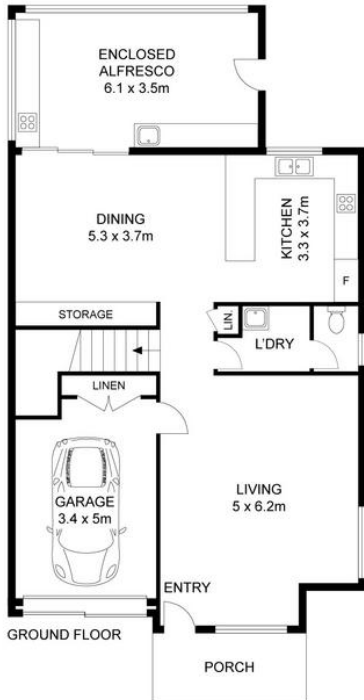
**Kav Prasad 0423 046 793**

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**LJ Hooker Schofields | Riverstone 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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