




8/25 Grange Avenue, Schofields

## Contemporary Comfort with Effortless Appeal

Braedy Milledge from LJ Hooker Schofields is proud to present this modern and stylish residence, perfectly tailored for those seeking an easy-care, low-maintenance lifestyle without compromising on comfort or convenience. Thoughtfully designed to maximise space and natural light, this beautifully appointed home offers seamless living and dining zones, quality contemporary finishes, and a practical layout ideal for first home buyers, young families, downsizers, or savvy investors. Positioned in a convenient and highly sought-after location, this is an outstanding opportunity to secure a beautiful home with effortless everyday living.

### Features Include:

- Stunning kitchen with gas cooking, 40mm stone benchtop, quality appliances
- Separate living and dining areas enjoying natural light
- Three well-scaled bedrooms all fitted with built-in wardrobes
- Two beautiful bathrooms adorned with floor-to ceiling tiles
- Additional powder room downstairs for added convenience
- Ducted air conditioning throughout for year-round comfort
- Easy-care floorboards and tiles throughout
- Single garage with internal access

3  2  1 

### FOR SALE

Just Listed

### VIEW

Sat 13th Jun @ 11:20AM - 11:40AM

### AGENTS

Braedy Milledge  
0404 160 447  
braedy.milledge@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**

- Low-maintenance rear yard with grassed area

Location Highlights:

- WALK to Schofields Station (1.4km approx)
- WALK to Schofields Village (1.8km approx)
- 5km approx to Costco, IKEA, Aldi, Bunnings, and more shops
- 5.4km approx to Tallawong Metro Station
- 6.8km approx to The Ponds Shopping Centre
- 7.2km approx to Rouse Hill Town Centre
- 7.5km approx to TAFE NSW - Nirimba

Schools & Education:

- WALK to Schofields Public School (1.5km approx)
- 2.8km approx to Riverstone High School
- 3.2km approx to Norwest Christian College

Contact Braedy Milledge at 0404 160 447 to book a private inspection today.

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**MORE DETAILS**

Property ID	57AHXY
Property Type	Townhouse
Including	<ul style="list-style-type: none"> <li>Ensuite</li> <li>Air Conditioning</li> <li>Ducted Cooling</li> <li>Ducted Heating</li> <li>Toilets (3)</li> <li>Dishwasher</li> <li>Floorboards</li> <li>Built-in-Robes</li> <li>Fully Fenced</li> </ul>

**Braedy Milledge 0404 160 447**  
 Partner | braedy.milledge@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





## 8/25 Grange Avenue, 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.



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