

**22 William Street, Grantham Farm, NSW 2765**



**Sold House**

Tuesday, 15 August 2023

22 William Street, Grantham Farm, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 344 m2**

**Type: House**



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Kit Patel  
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**\$1,125,000**

Another incredible result by Riverstone & Grantham Farms #1 Agent Sanjeev, Kit and the team at LJ Hooker Schofields are thrilled to present this exquisite custom home in the highly sought-after suburb of Grantham Farm. 22 William Street is situated on the high side of the street, this near-new brick single-level home is tailor-made for the growing family. Boasting style, premium inclusions, and a well-designed floor plan, this property stands out as the perfect choice. The property is conveniently situated close to Carmel Village Shopping Centre, making shopping and dining a breeze. Features:- Enjoy the feeling of space and grandeur with high ceilings throughout the home.- The property comprises four (4) oversized bedrooms with the grand master including an ensuite and walk-in wardrobe.- Indulge your culinary passions in the gorgeous chef's kitchen, featuring gas cooking, a dishwasher, stone benchtops and a free-standing island breakfast bar.- Embrace the open plan design with a spacious rear lounge room and a separate dining area off the kitchen.- Stay comfortable year-round with ducted air conditioning throughout the home.- The backyard is an entertainer's paradise, showcasing an undercover pergola with an in ground swimming pool which is perfect for outdoor gatherings.- The entrance, main bedroom and ensuite boast a height ceiling of 3.1 meters, which adds an extra touch of luxury. The rest of the house features a standard ceiling height of 2.7 meters (standard ceiling is 2.4 meters).- The hallway and main bedroom feature elegant wall panelling, adding a touch of sophistication to the interior.- Both bathrooms are equipped with double shower heads while a skylight bathes the space in natural light.- Benefit from steel mesh flyscreens, plantation shutters throughout, a CCTV camera system, a Daikin air conditioning system, travertine tiles in the backyard and an outdoor BBQ kitchen with natural gas and hot water.- The property includes a double garage with a height opening of 2.7m (standard is only 2.4m) which provides ample space for vehicles and storage.- The garage floor features durable epoxy coating, adding a touch of sophistication and practicality.- Close proximity to upcoming Grantham Farm Park

**Location Highlights :** - 100m to upcoming Grantham Farm park - 2.1km to Riverstone Station- 5.3km to Tallawong Metro- 5.3km to Schofields Shops- 5.5km to Schofields Station- 6.8km to The Ponds Shopping Centre- 7.3km to Rouse Hill Town Centre- 8.9km to Sydney Business Park (Costco, Ikea, Aldi, Bunnings and more)

**School & Education:-** 600m to New Childcare- 1.1km to St John's Primary School- 1.4km to Riverstone Public School- 1.5km to Norwest Christian College- 1.7km to Riverstone High School

This exceptional custom home offers an unparalleled living experience in the coveted Grantham Farm community. Don't miss the opportunity to make it yours. Please contact Sanjeev on 0433 289 620 or Kit on 0466 412 920 to arrange a private inspection today! \*\* 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.