

37 Andrew Street, Grantham Farm, Riverstone, NSW **RayWhite**

2765

House For Sale

Friday, 2 February 2024

37 Andrew Street, Grantham Farm, Riverstone, NSW 2765

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 390 m2

Type: House



Rod Nolan
0296271011



Theresa Scholtz
0296271011

\$1,000,000 Guide - Auction this Saturday

Rod and Theresa from Ray White Nolan & Iken are pleased to present: This spacious single storey home is located in a whisper quiet street in Grantham Estate and is only a short walk to the local shops. This is the perfect place to raise a family or if you are finished with raising one and want to retire peacefully you also can. The home features: Tiled formal lounge/ media room; 4 bedrooms, three with fitted built-in wardrobes, the main with fitted walk-in wardrobe; Main bedroom with plantation shutters, TV connection and fitted walk-in wardrobe; Private ensuite with shower and stone-top vanity; Family bathroom with bath, shower and stone-top vanity; Huge open plan tiled family and dining area off the kitchen; Internal laundry with linen cupboards and external access. Kitchen: 20mm stone benchtops, central island with breakfast bar, soft-close drawers, 600mm gas cooktop with extractor/range hood, tiled splashback, oven, dishwasher, pantry cupboard; Outdoor features: Alfresco entertainment area; Front yard with artificial turf and Kaffir lime tree; Low maintenance backyard with artificial turf; Planters with imported soil; Fruit trees including Kensington Pride jumbo mangoes, Hass avocados, Thai guava, navel oranges and short bananas; Shed. Double automated garage with internal access. Additional features: High ceilings downstairs, downlights, stepped cornices, tiles and carpeted floors throughout, alarm, intercom, insect screens, reverse cycle ducted air conditioning, NBN connectivity. Potential rental income of approximately \$750-\$800 per week. School catchment: 3.2km to Riverstone Public School; 3.4km to Riverstone High School. Close to a selection of quality private schools. Visit <https://education.nsw.gov.au/school-finder> for more information. Location highlights: Transport: Access to local bus services; 3.4km to Riverstone station; 7.4km to Tallawong Metro station. Shopping: 3.4km to Riverstone shops; 7.5km to Rouse Hill Town Centre. Contact the agents: Rod Nolan at 0416 120 224, Theresa Scholtz at 0450 522 811. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy, and do no more than pass it on. Any interested persons should rely on their own enquiries.