

**18 Sandra Street, Grantham Farm, Riverstone, NSW
2765**



House For Sale

Wednesday, 10 July 2024

18 Sandra Street, Grantham Farm, Riverstone, NSW 2765

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 474 m2

Type: House



Rod Nolan
0296271011



Theresa Scholtz
0296271011

Just Listed

Rod and Theresa from Ray White Nolan & Iken are pleased to present: Are you sick and tired of looking at average homes, in average locations, with average inclusions; and it's making you feel a little bit, well... average? Come and have a look at park-fronted 18 Sandra Street, because it will instantly perk you up. Our vendors have worked tirelessly with a quality builder, to produce a masterpiece that you will fall in love with. They have created heartwarming memories in their dream home, and hope that the next owner will do the same.

Downstairs features: High front door and high ceilings; Downstairs bedroom with walk-in wardrobe; Bathroom with shower, stone-top vanity and toilet; Open plan family and dining area, with ceiling fan, electric feature fireplace and motorised roller blind; Media room with sound-proof walls; Laundry with external access; Linen storage; Under-stairs storage.

Kitchen: 40mm stone benchtops, breakfast bar, feature lighting, 900mm gas cooktop and oven, with extractor, tiled splashback, dishwasher, walk-in pantry, plumbing for the fridge, soft-close doors.

Upstairs features: Glass balustrade; Rumpus room with ceiling fan; Four bedrooms, three with built-in wardrobes, the main with walk-in wardrobe; Main bedroom with ceiling fan, and private ensuite, with stone-top vanity, shower and toilet; Family bathroom with stone-top vanity, bath, shower and toilet; Walk-in linen storage.

Outdoor features: Extended alfresco entertainment area with eco decking and ceiling fan; Low maintenance backyard; Side access so you can build a granny flat or install a pool. Double automated garage, with internal access.

Additional features: McDonald Jones steel-frame construction, Solar panels (6.6kW), high ceilings downstairs, downlights, 6-zoned app-controlled reverse cycle ducted air conditioning, CCTV, NBN connectivity, carpet and floorboards throughout, blinds and plantation shutters. Potential rental income of approximately \$950 - \$1000 per week. School catchment: 1.3km to Riverstone Public School; 1.6km 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; 2km to Riverstone station; 4.8km to the Metro train station. Shopping: 2km to Riverstone shops; 2.4km to Carmel Village; 6.8km to Rouse Hill Town Centre. Parks and playgrounds: 1.4km to Riverstone swimming centre and parks; Walking distance to proposed future parks and playgrounds.

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.