

406A/54 ADVANCE STREET, SCHOFIELDS, NSW, 2762

**SPECIAL SALE OFFER**

# 3 FOR FREE\*

We will, we will rock your value.

- FOR SALE FROM 1% low rate
- FOR SALE FREE internet advertising
- FOR SALE FREE valuation

\* Terms and Conditions apply, For a limited time only

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Experience, Dedication & Results





**3 FOR FREE**

### SPECIAL RENTAL OFFER

We will, we will rock your value.

- FOR RENT FREE letting fee for first time
- FOR RENT FREE three months management for first tenancy
- FOR RENT FREE advertising for first time

\* Terms and Conditions apply, For a limited time only



# FOR LEASE

## LEASED BY JEREMY ANOTHER ONE PLEASE

Step into this stylish studio apartment in the heart of Schofields, where modern convenience meets urban sophistication. This thoughtfully designed residence offers the perfect blend of comfort and functionality, featuring a well-appointed bathroom, secure garage parking, and a spacious lounge area that maximizes every square metre. Whether you're a young professional seeking your first independent home or looking for a smart investment opportunity in one of Western Sydney's fastest-growing areas, this property delivers exceptional value in a prime location.

The apartment showcases contemporary living at its finest with built-in wardrobes providing ample storage solutions and air conditioning ensuring year-round comfort. The modern kitchen comes complete with a dishwasher and built-in appliances, making meal preparation effortless and enjoyable. High-speed broadband internet connectivity keeps you connected to work and entertainment, while the secure intercom system provides peace of mind and convenience.

- Private balcony perfect for morning coffee or evening relaxation
- Outdoor entertainment area ideal for hosting friends and family
- Secure parking space protecting your vehicle
- Modern appliances including dishwasher for easy maintenance

Located in the vibrant suburb of Schofields, you'll be perfectly positioned to enjoy everything this thriving community has to offer. The area has experienced remarkable growth, with its population increasing by over 500% in the past two decades, making it one of Sydney's most dynamic residential destinations. This multicultural hub celebrates diversity, with a rich tapestry of cultures contributing to the area's unique character and numerous festivals throughout the year.

Schofields offers exceptional convenience with the recently opened railway station providing direct access to Sydney's CBD and beyond via the Richmond line. The brand-new Schofields Village Shopping Centre, featuring Coles supermarket and specialty stores, sits directly across from the station, while Woolworths provides additional shopping convenience. The area boasts excellent recreational facilities including Schofields Park, home to local soccer and cricket clubs, perfect for weekend activities and community engagement.

- Direct train access to Sydney CBD via Schofields railway station

1 BED | 1 BATH | 1 CAR

PRICE:  
\$450 per week

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.