



## "Modern -Bedroom Apartment in Prime Location"

### 📍 Pelicana Green III – Modern 2 & 3 Bedroom Apartments in Schofields

Welcome to Pelicana Green III, a thoughtfully designed apartment community offering modern living in the heart of **Schofields**, one of Sydney's fastest-growing and most connected suburbs.

Perfectly positioned near schools, shopping, parks, and transport, these 2 and 3 bedroom apartments are crafted for comfort, lifestyle, and convenience—whether you're buying your first home, upgrading, or investing.

### 🔑 Key Apartment Features

- **Spacious 2 & 3 bedroom layouts** with sunlit open-plan living and dining
- Timber-look **hybrid flooring** in living areas and bedrooms
- Sleek **stone kitchen benchtops** with soft-close cabinetry
- Premium **stainless steel appliances**, including oven, cooktop, dishwasher & rangehood
- Full-height **tiled bathrooms** with modern vanities, adjustable shower rails & soft-close drawers
- Built-in wardrobes with mirrored sliding doors in all bedrooms

🛏 3 🚿 2 🚗 2 📏 105.10 m2

**Price** "Reach out for exclusive pricing."

**Property Type** Residential

**Property ID** 46016

**Land Area** 105.10 m2

**Floor Area** 117.20 m2

### Agent Details

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### Office Details

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**PROPERTY GROUP**

- Private balconies or courtyards with leafy outlooks
- **Ducted air-conditioning** and **LED downlights** throughout
- **Video intercom**, smoke alarms, and **NBN-ready** cabling
- Internal laundry with **clothes dryer** and freestanding tub

#### **Location Highlights**

- Just minutes to **Schofields Station, Tallawong Metro**, and major road links
- Close to **The Ponds Shopping Centre, Costco, IKEA**, and **Stanhope Village**
- Surrounded by **quality schools**, including The Ponds High, Ironbark Ridge Public & more
- Moments to local **parks, playgrounds, and sports facilities**
- Rapid access to **Rouse Hill Town Centre, Western Sydney University**, and future airport links

#### **Why Pelicana Green III?**

- Ideal for **first-home buyers, growing families, and investors**
- Set in a high-growth suburb with strong rental and capital potential
- Surrounded by greenery while offering true urban convenience

Ready to explore the lifestyle you've been waiting for?

Contact: Ilyas Qureashi - 0455 448 640 today for floorplans, pricing, and availability  
Email: [ilyas@property1group.com.au](mailto:ilyas@property1group.com.au)

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