



35 Somersby Circuit, Acacia Gardens

## **SOLD OFF MARKET BY YOUR ACACIA GARDENS SPECIALIST!! CALL BRAEDY MILLEDGE AT 0404 160 447 FOR A FREE MARKET APPRAISAL!**

Braedy Milledge & Shiv Fernando and from LJ Hooker are proud to present this fantastic three bedroom home. With an abundance of space, great location and low maintenance backyard, this home is the one you have been looking for!

Built by Mirvac Homes, this residence embodies the builder's renowned commitment to quality craftsmanship, contemporary design and sustainable living. With decades of experience and a focus on innovation, Mirvac ensures a home that blends style, functionality and long-lasting performance.

### Features:

- Three generously sized bedrooms, all with wardrobes
- Master bedroom featuring private ensuite and walk-in robe
- Open-plan lounge and dining filled with natural light and space

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
SOLD OFF MARKET BY BRAEDY MILLEDGE

### AGENTS

Braedy Milledge  
0404 160 447  
braedy.milledge@ljhooker.com.au

Shiv Fernando  
0466 388 874  
shiv.fernando@ljhooker.com.au

### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077



- Gourmet kitchen with bench-top space & dishwasher
- Brand new timber like hybrid floating floorboards throughout both levels
- Split-system air conditioning systems for comfort
- Internal laundry with external access and downstairs guest powder room
- Low maintenance grassed yard
- Access to complex amenities including swimming pool and BBQ facilities
- Lock-up garage with internal access
- Ideally located close to public transport, shopping centres, schools, childcare, and medical facilities

Location Highlights:

- WALK to Waite Reserve
- 1.9km approx to Kings Langley Shopping Centre
- 2km approx to Corbin Reserve
- 2.5km approx to Farnham Road Shops
- 2.5km approx to Paterson Reserve
- 3.1km approx to Stanhope Shopping Village
- " 3.1km approx to Blacktown Leisure Centre Stanhope
- " 5.2km approx to Quakers Hill Corner Shops, offering a range of amenities including Cafés, Medical Centre, Dentist, Indian Grocer, Restaurants, AUSPOST and more
- 5.4km approx to Quakers Hill Station
- 5.4km approx to Quakers Court
- 8.3km to approx Tallawong Metro
- Close access to the M7 Motorway

Schools & Education :

- Less than 1km approx to Quakers Hill East Public School
- 3.1km approx to Quakers Hill High School
- 3.2km approx to Mary Immaculate Primary School
- 5km approx to Wyndham College
- 5.4km approx to Nirimba Education Precinct

Don't miss the opportunity to make this superb house your home. Contact Braedy Milledge on 0404 160 447 today to arrange a viewing.

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## MORE DETAILS

Property ID 4A6HXY  
Property Type DuplexSemi-detached  
Land Area 188 m2  
Including Ensuite  
Toilets (3)



**Braedy Milledge 0404 160 447**

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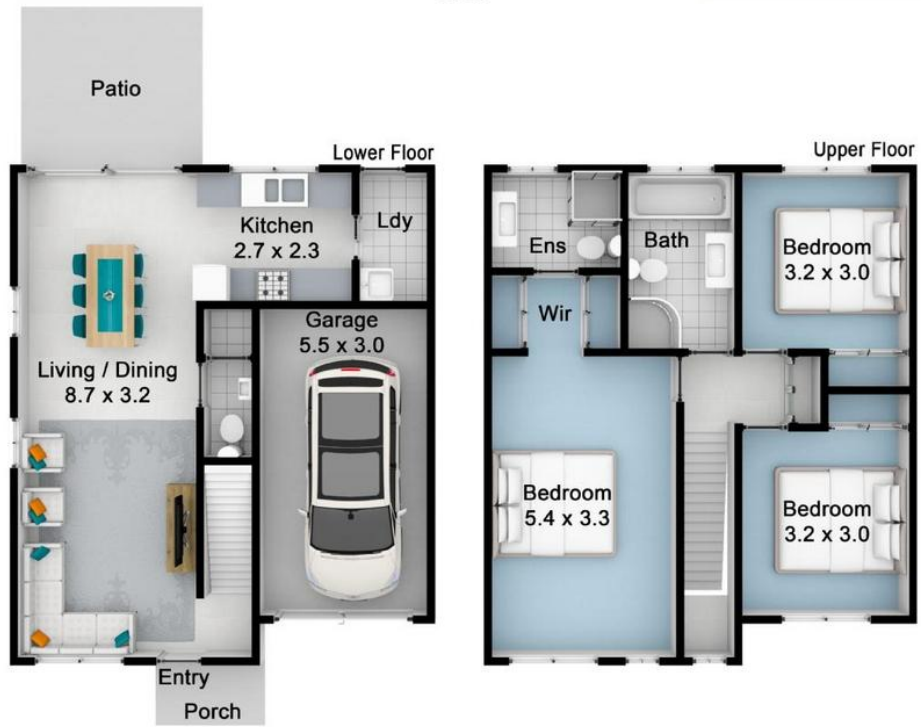
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