



46 Somersby Circuit, Acacia Gardens

SOLD 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 beautifully appointed family home of effortless convenience. Showcasing a low-maintenance lifestyle without compromise, this home offers generous space and modern comforts complemented by a private alfresco area ideal for relaxed entertaining. Ideally positioned within a sought-after complex featuring resort-style facilities including a sparkling pool, relaxing spa and barbecue area, it's a haven for both investors and families seeking easy living with everything nearby.

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.

3 2 1

FOR SALE
SOLD BY BRAEDY MILLEDGE

AGENTS

Braedy Milledge
0404 160 447
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Shiv Fernando
0466 388 874
shiv.fernando@ljhooker.com.au

AGENCY

LJ Hooker Schofields | Riverstone
02 9157 4077

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.



Features:

- Open plan lounge and dining zones filled with natural light
- Stylish kitchen with gas cooktop, plentiful cupboards, stainless steel appliances
- Three generously sized bedrooms all fitted with wardrobes
- Master bedroom featuring private ensuite and walk-through robes
- Two bathrooms, main with separate shower and bathtub
- Internal laundry plus downstairs guest powder room for convenience
- Split-system air conditioning systems and ceiling fans for comfort
- Solar panels for energy efficiency
- Superb covered alfresco area with timber decking and blinds for entertaining
- Beautifully manicured gardens and low maintenance lawns
- Lock-up garage with internal access, garden shed for extra storage

Location Highlights:

- 500m approx to Waite Reserve
- 1.9km approx to Kings Langley Shopping Centre
- 2.2km approx to Farnham Road Shops
- 2.7km approx to Paterson Reserve
- 2.8km approx to Stanhope Shopping Village
- 2.8km approx to Blacktown Leisure Centre
- 3km approx to Corbin Reserve
- 3.7km approx to Quakers Hill Station
- 4.4km approx to Bella Vista Metro Station

Schools & Education :

- 1km approx to Quakers Hill East Public School
- 2.8km approx to Quakers Hill High School
- 3.2km approx to Mary Immaculate Primary School
- 4.6km approx to Western Sydney University & 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 4FHHXY
Property Type DuplexSemi-detached
Land Area 183 m2
Including Ensuite
Air Conditioning
Toilets (3)
Dishwasher
Built-in-Robes
Solar Panels

Braedy Milledge 0404 160 447

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LJ Hooker



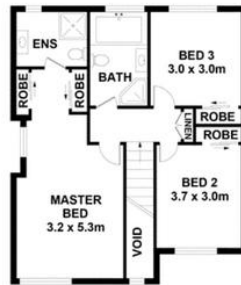
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FIRST LEVEL



FLOOR PLAN



SITE PLAN (NOT TO SCALE)



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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries.

