

## Acacia Gardens, 3/40 Wilson Road

### Modern, Convenient, and Stylish Family Living!

Sanjeev Kumar and the LJ Hooker Schofields Team presents 3/40 Wilson Rd, Acacia Gardens. This contemporary two-storey townhouse offers a perfect blend of modern design and practicality, making it an ideal home for both families and couples.

Nestled in a vibrant, highly sought-after neighbourhood, it provides an exceptional lifestyle with easy access to all the amenities you need. With its proximity to transport links and key local spots like Parklea Markets, Stanhope Village, and Blacktown Leisure Centre, this property offers unparalleled convenience

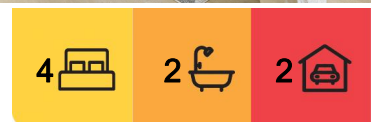
The well-regarded Quakers Hill East Public School is only a short walk away, adding even more appeal for families.

Key Features Include:

- Four spacious bedrooms with built-in wardrobes, providing generous storage space



**Disclaimer:** 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.



**For Sale**  
Just Listed

**View**  
Sat 10th May @ 3:00PM - 3:20PM

**Contact**  
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**Kit Patel**  
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**LJ Hooker Schofields**  
**02 9157 4077**

- Polished wooden floorboards throughout the home for a sleek, modern look
- Gourmet kitchen equipped with stainless steel cooktop, dishwasher, and island bench
- Modern bathrooms, including an ensuite in the main bedroom and a powder room downstairs
- Ducted air conditioning throughout for year-round climate control
- Private, low-maintenance backyard —an ideal space for relaxation and outdoor entertaining
- Alfresco dining area perfect for family gatherings and BBQs
- Automatic lock-up garage with internal access, plus an additional open parking space
- Additional features include LED downlights, video intercom, security alarm, Bio-matrix entrance lock, and much more!

#### Location Highlights:

- Quakers Hill East Primary School —800m Approx.
- Quakers Hill High School —3km Approx
- Parklea Markets —2.1 km Approx
- Stanhope Village —3.5 km Approx
- Blacktown Leisure Centre Stanhope —3.7 km Approx
- Public Transport —Easy access to the CBD, Parramatta, and Macquarie

This stunning townhouse is a must-see! Don't miss out on this opportunity to secure a modern, low-maintenance home in an unbeatable location. Contact Sanjeev Kumar and the LJ Hooker Schofields team to schedule your inspection today!

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## More About this Property

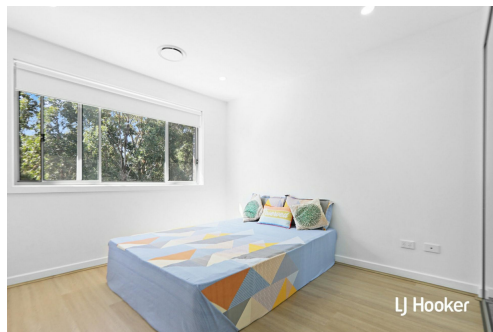
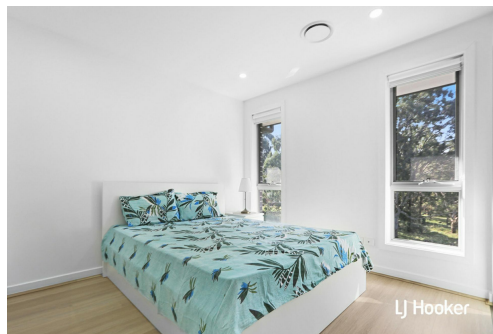
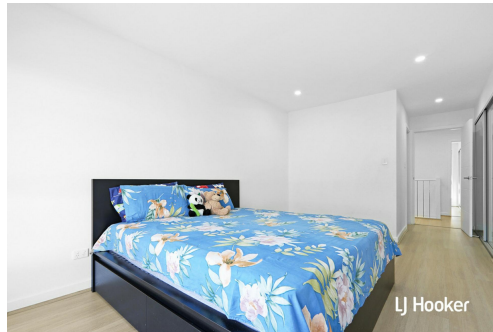
Property ID	3VBHXY
Property Type	Townhouse
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking

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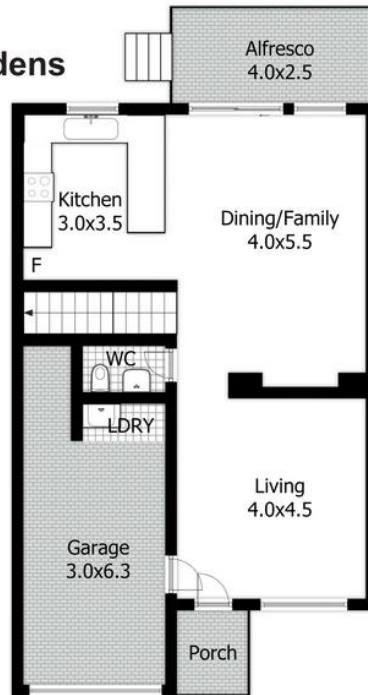
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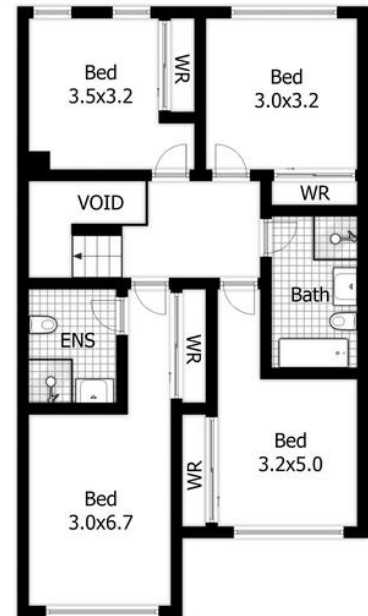
3/40 Wilson Road, Acacia Gardens

## FLOOR PLAN

### SITE PLAN



GROUND FLOOR



FIRST FLOOR

### DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.



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