



3A Rutledge Crescent, Quakers Hill

BARNIER PUBLIC SCHOOL CATCHMENT | NO STRATA (TORRENS TITLE)

Tanishq Aldonkar from LJ Hooker is delighted to present this well-appointed three-bedroom home, perfectly positioned within a family-friendly community that offers outstanding everyday convenience. Designed for effortless living, this residence offers a functional layout and comfortable living spaces perfect for growing families, first home buyers or investors alike.

Property Features:

- NO STRATA (TORRENS TITLE)
- Open plan family and dining zones lead to the alfresco
- Large living room upon entry
- Functional kitchen with plentiful cupboards
- Three bedrooms all fitted with built-in wardrobes
- Master bedroom complete with private ensuite and walk-in robe
- Two bathrooms, main with separate bath and shower
- Covered entertaining alfresco area, easy-care lawns
- Beautifully maintained decking area
- 6.5KW of Solar
- Single garage plus storage area

3 2 1

FOR SALE

Price Guide: \$1,150,000 (NO STRATA)

VIEW

Sun 31st May @ 1:30PM - 2:00PM

AGENTS

Tanishq Aldonkar
0405 071 041
tanishq.aldonkar@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.



Location Highlights:

- 850m approx to Aldi Quakers Hill
- 1.6km approx to Quakers Hill Park
- 2.1km approx to Quakers Hill Train Station
- 2.4km approx to The Ponds Shopping Centre
- 3.4km approx to Stanhope Village

Schools & Education:

- 800m approx to Barnier Public School
- 850m approx to Mary Immaculate Primary School
- 2.4km approx to Quakers Hill High School
- 3.1km approx to Nirimba Education Precinct (including TAFE /University campuses)

For more information or to book your inspection, contact Tanishq Aldonkar on 0405 071 041 - we look forward to welcoming you home!

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MORE DETAILS

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|---------------|---------------------|
| Property ID | 4YYHXY |
| Property Type | DuplexSemi-detached |
| Land Area | 325 m2 |
| Including | Ensuite |

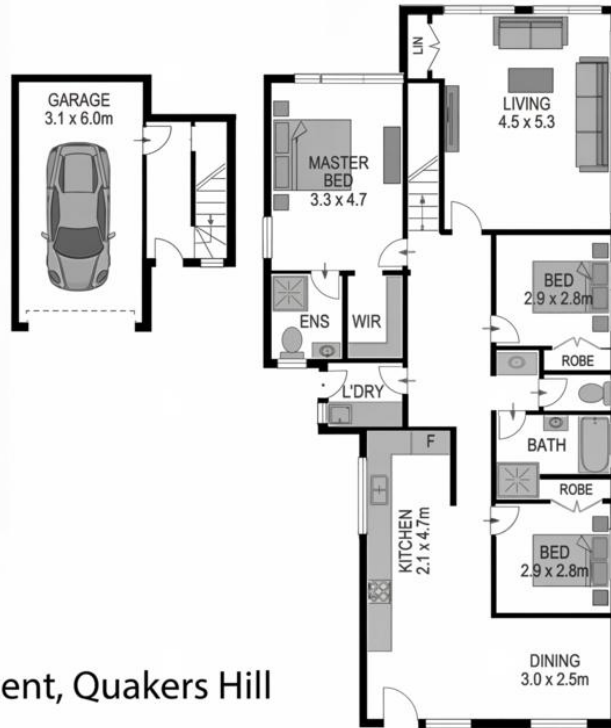
Tanishq Aldonkar 0405 071 041

Sales Agent | tanishq.aldonkar@ljhooker.com.au

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Disclaimer: Floor Plan Created By Cillims. Floor Plan Provided For Illustrative Purposes Only. All Measurements And Dimensions Are Approximate.