

Quakers Hill, 12A Rutledge Crescent

SCHOOL CATCHMENT FOR BARNIER PUBLIC SCHOOL - CLOSE TO SCHOOLS, SHOPS AND TRANSPORT

Shiv Fernando and Braedy Milledge from LJ Hooker Schofields is proud to present this stunning family home in Quakers Hill. A perfect blend of comfort, convenience, and modern living, this property is ideally located near key amenities for the whole family.

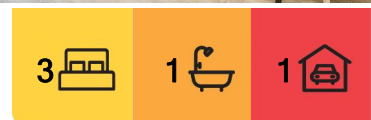
Step into a spacious and light-filled home where the open-plan living, dining, and kitchen areas create a warm and inviting space perfect for daily living and family gatherings. The smooth indoor-outdoor flow is enhanced by a relaxing sunroom, overlooking a beautifully landscaped, low-maintenance garden - perfect for entertaining all year round.

Features:

- Double-storey brick construction
- Three generously Sized Bedrooms



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
SOLD \$1,005,000

View
By Appointment

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

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

LJ Hooker Schofields
02 9157 4077

- Master Bedroom with Wardrobe and Ensuite
- Family bathroom featuring a bathtub, shower, and separate toilet upstairs
- Abundant Natural Light
- Well-Equipped Kitchen with Modern Appliances
- Air Conditioning for Year-Round Comfort
- Automated Garage with internal access
- Enclosed outdoor sunroom, perfect for entertaining or relaxing in all seasons
- Low-maintenance backyard with a lush grassed area
- Pet Free Home
- NBN high speed internet available

Location Highlights:

- 1km to Aldi (Bali Drive)
- 1.4km to Paterson Reserve
- 1.7km to Sherwood Park
- 1.8km to Farnham Road Shops
- 2.4km to George Alder Reserve
- 2.5km to The Ponds Shopping Centre
- 2.9km to Stanhope Village (Big W, Coles, AUSPOST)
- 3.0km to Blacktown Leisure Centre Stanhope
- 3.1km to Quakers Hill Corner Shops, offering a range of amenities including Cafés, Medical Centre, Dentist, Indian Grocer, Restaurants, AUSPOST and more
- 3.2km to Quakers Hill Station
- 3.3km to Schofields Village
- 3.3km to Schofields Station
- 3.4km to Quakers Court
- 4.6km to Tallawong Metro
- Close access to the M7 Motorway via Quakers Hill Parkway.

Schools & Education:

- 6 minutes walk to the nearest bus stop
- 1km to Barnier Public School
- 1km to Mary Immaculate Primary School
- 2.5km to Quakers hill High School
- 2.9km to Wyndham College
- 3.2km to Western Sydney University (Nirimba Campus)
- 3.2km to TAFE NSW (Nirimba Campus)

Don't miss the chance to make 12A Rutledge your family sanctuary. Call Shiv Fernando or Braedy Milledge at 0466 388 874.

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More About this Property

Property ID	3X1HXY
Property Type	House

Braedy Milledge 0404 160 447

Sales Executive | braedy.milledge@ljhooker.com.au

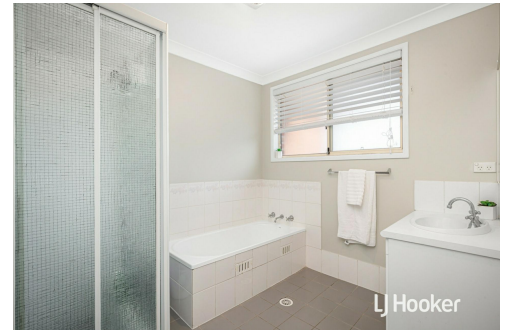
Shiv Fernando 0466 388 874

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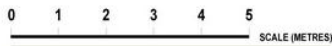
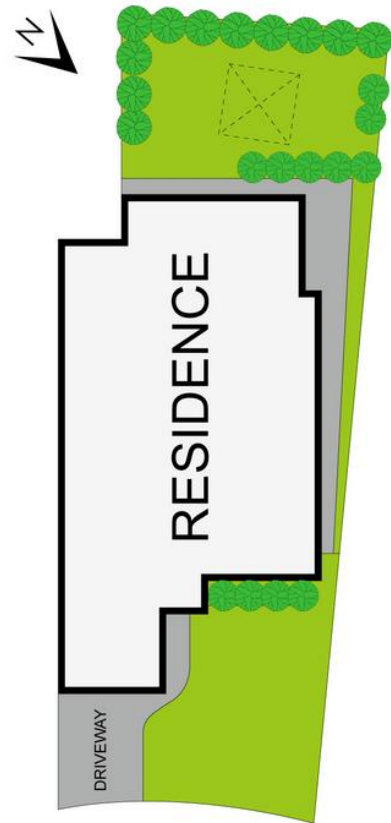
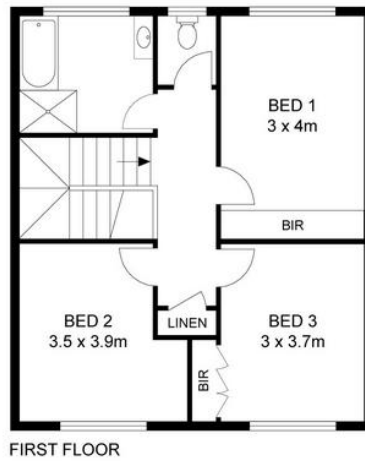
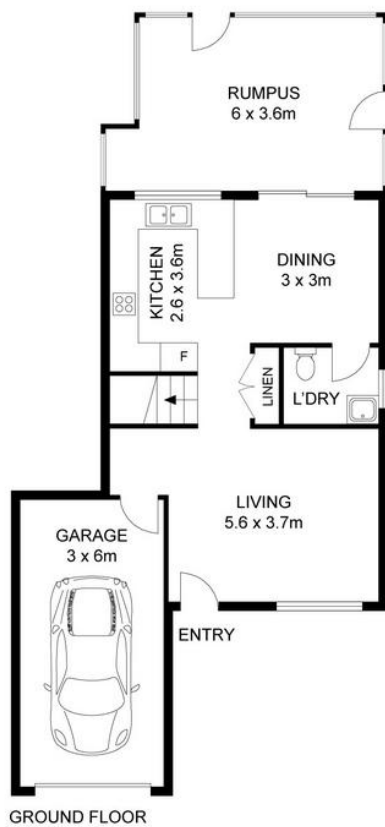
Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762

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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. Floor plan by : Sync Studios Pty Ltd



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