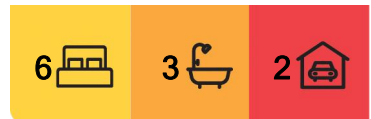


## Quakers Hill, 24 Primrose Street

### SUBURB RECORD IN QUAKERS HILL



Gavey Kaluwana and Ankush Kohal from Lj Hooker are proud to present This stunning home seamlessly blends contemporary design with sophisticated elegance, offering an unparalleled living experience. Perfect for those who love to entertain, it boasts a variety of living spaces with exceptional finishes. Key features include a luxurious tiered home cinema room, a separate games room with a wet bar, and a gourmet kitchen that will delight any chef. Designed for effortless indoor-outdoor living, the home opens to an expansive alfresco terrace with a built-in outdoor kitchen, overlooking a tranquil garden with a private elevated deck, manicured landscaping, and serene surroundings. Enjoy relaxing in the giant hammock or gather around the firepit for a cozy evening.

Ideally positioned across from Paterson Reserve, this peaceful sanctuary offers convenience with proximity to schools, shopping, and transport links.

Key Features:



**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**  
New suburb Record

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**LJ Hooker Box Hill**  
0456 300 927

Architecturally designed, custom-built 62-square dual-level residence set on a generous 671sqm block

Crafted to the highest standards with premium fittings and finishes

Grand foyer with a sweeping staircase and double-height void

Sunlit interiors with multiple living zones, high "square set" ceilings, and an abundance of natural light

Chef-inspired kitchen featuring a massive 40mm stone island with a breakfast bar, walk-in pantry, and top-of-the-line appliances

Expansive open-plan living areas that seamlessly flow to an exceptional outdoor entertaining space, complete with a built-in BBQ, timber-decked pergola with lighting, firepit, water feature, and professionally landscaped gardens

Sunken dining room/Living with solid timber flooring and a gas fireplace

Dedicated home cinema with LED lighting, projector, and screen

Billiards/games room with a marble wet bar

Upper-level rumpus room with a large balcony overlooking the reserve, sports field, and scenic views

King-sized bedrooms with built-in robes; ground-floor guest accommodation

Opulent master retreat with double doors, a walk-in robe, ensuite with heated towel rack

Luxurious bathrooms with floor-to-ceiling tiling, floating vanities, and a main bathroom featuring a large spa

Spacious laundry with custom-built storage system

Additional features: remote-controlled double car garage, five-zone ducted air conditioning, built-in sound system, LED lighting, and plantation shutters throughout

Distances:

Directly opposite Paterson Reserve, sports fields, and playground

3-minute Drive to Barnier Public School and Mary Immaculate Primary School (950m)

Short drive to Quakers Hill High School (2.4km) and Wyndam College (3.4km)

Close to Quakers Hill Shopping Village (850m), Stanhope Village Shopping Centre (3.9km), and The Ponds Shopping Centre (3.5km)

Minutes from Quakers Hill Train Station (2.8km) and Tallawong Metro (5.3km)

Easy access to the M7 City Motorway (3.3km)

This is a rare opportunity to secure a luxurious home overlooking local parklands, with easy access to everything you need. Move in and enjoy resort-style living today!

We highly recommend you visit this masterpiece. For more information, please contact us at Lj Hooker Box Hill.

In light of the recent lifting of restrictions on open homes, we ask that if you wish to visit one of our properties that you adhere to the health guidelines issued by the NSW Government. Please remain home if you are feeling unwell, minimize contact, and maintain 1.5m physical distancing inside and outside the property. As we work through this process, we kindly ask you to be patient during an inspection and follow the advice of the agent.

Disclaimer:

All information contained herein is gathered from sources we believe to be reliable.

However, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy and do no more than pass it on. Any interested person should rely on their own inquiries.



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**0456 300 927**

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## More About this Property

**Property ID** HFHYV  
**Property Type** House

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**Gavey Singh 0414 586 781**

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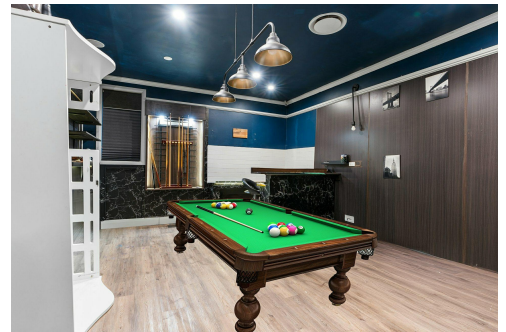
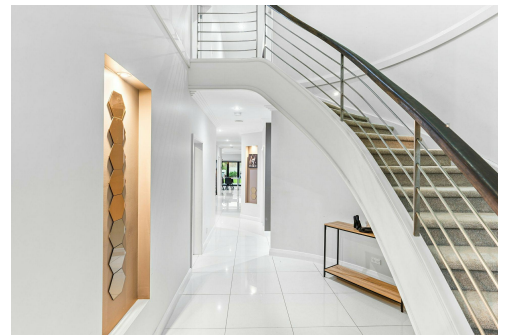
**Ankush Kohal 0456300927**

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