



4 Aylward Avenue, Quakers Hill

Positioned for Convenience, Primed for Potential

Tanishq Aldonkar is proud to present this exceptional 594sqm property, offering an exciting combination of generous land, versatile living and outstanding future potential. Well suited to families, renovators and astute investors alike, the existing four-bedroom residence provides a solid foundation to move straight in while planning updates, or embark on a renovation to modernise and add value over time. Adding to its appeal is an ultra-convenient location, with Barrier Public School, Mary Immaculate Primary School and bus transport just a short walk away, while local shops, parks and everyday amenities are all within easy reach. Beyond the existing home, the substantial block presents further possibilities, including the potential for a granny flat (STCA), making this a rare opportunity to secure a sizeable parcel of land in a highly convenient, family-friendly location. This property offers both immediate functionality and plenty of scope to create something truly special.

Property Features:

- Inter-connecting living/dining and family zones provide superb flexibility
- Functional kitchen with gas cooktop, breakfast bar and ample cupboard space

4 2 2

FOR SALE

Just Listed

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Schofields | Riverstone
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Interested parties must rely solely on their own enquiries.



- Four bedrooms, spacious master complete with private ensuite
- Two bathrooms, main with separate shower and bathtub
- Single lock up garage with internal access, single carport and plentiful driveway parking
- Expansive covered alfresco area, perfect for entertaining family and friends
- Low-maintenance grassed area boasts plenty of space for children or pets
- Future potential for granny flat (STCA)

Location Highlights:

- 72m approx to bus stop
- 750m approx to Paterson Reserve
- 1.1km approx to Farnham Road Shopping & Services
- 1.3km approx to Aldi Quakers Hill
- 2km approx to Quakers Hill Park
- 2.3km approx to Quakers Hill Train Station
- 2.5km approx to The Ponds Shopping Centre

Schools & Education:

- 200m approx to Barnier Public School
- 230m approx to Mary Immaculate Primary
- 1.6km approx to Quakers Hill High School
- 3.3km approx to Western Sydney University Nirimba Precinct

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

Property ID	5MNHXY
Property Type	House
Land Area	594 m2
Including	Ensuite
	Toilets (2)
	Built-in-Robes

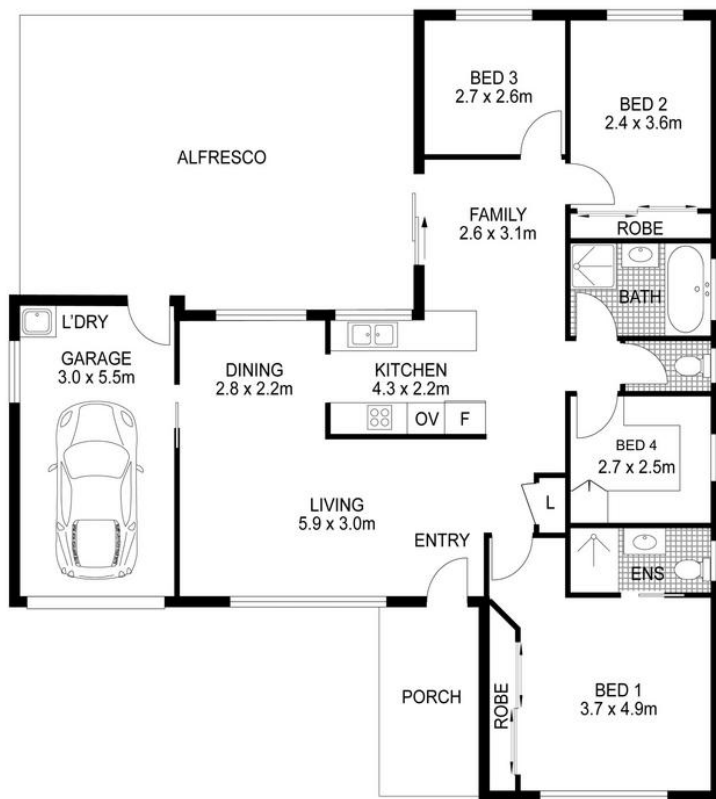
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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only.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