



89 Warrimoo Drive, Quakers Hill

Beautiful Family Home, walking distance to schools and shops

Sanjeev Kumar, Josh Simpson and the team at LJ Hooker Schofields | Riverstone proudly present this beautifully maintained family home, perfectly positioned in a quiet and highly sought-after pocket of Quakers Hill.

Set on a generous 561.9sqm parcel of land, this inviting residence offers the ideal blend of comfort, convenience, and future potential. Freshly painted throughout with stylish renovated flooring, the home is ready for its next owners to move straight in and enjoy. Featuring three well-proportioned bedrooms with ceiling fans, this home has been thoughtfully designed for easy family living. Four-zone ducted air conditioning ensures year-round comfort, while the light-filled interiors create a warm and welcoming atmosphere.

Stepping outside, you'll find a spacious covered entertaining deck complete with a wall-mounted outdoor television, creating the perfect space to host family and friends in any season. The private backyard provides plenty of room for children and pets to play, while the single automatic garage offers additional storage and practicality. With a sizeable block and scope to further enhance or extend (STCA), this property presents an outstanding opportunity for families, first home

3 1 1

FOR SALE

Just Listed

VIEW

Sat 20th Jun @ 3:40PM - 4:00PM

AGENTS

Sanjeev Kumar

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AGENCY

LJ Hooker Schofields | Riverstone

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LJ Hooker

buyers, and investors alike.

Conveniently located within walking distance of Quakers Hill Public School and within the Quakers Hill High School catchment, the home also enjoys easy access to local parks, shopping centres, public transport, and everyday amenities, making it an exceptional lifestyle choice.

Property Features:

- Three spacious bedrooms with ceiling fans
- Four-zone ducted air conditioning throughout
- Freshly painted interiors and renovated flooring
- Spacious covered outdoor entertaining area with wall-mounted TV
- Private backyard on a generous 561.9sqm block
- Single automatic garage with additional storage space
- Security cameras and sensor downlights at the front of the home
- Indoor Bedroom and outdoor televisions included
- Potential to further enhance or add value (STCA)
- Walking distance to Quakers Hill Public School
- Within the Quakers Hill High School catchment
- Close to local shops, parks, public transport, and other essential amenities

Location Highlights:

- 450m to Quakers Hill Public School (Approx)
- 1km to St Andrews College (Approx)
- 850m to Quakers Court Shopping Centre (Approx)
- 2.4km or 1.7km walk to Quakers Hill Train Station (Approx)
- 3.7km to Quakers Hill High School (Approx)
- 5km to Westpoint Blacktown (Approx)
- 7km to Stanhope Village Shopping Centre (Approx)
- 7.4km to Tallawong Metro Station (Approx)
- 9.1km to Rouse Hill Town Centre (Approx)
- Easy access to Douglas Road shops, Western Sydney University/Nirimba TAFE, M2, and M7 motorways

Whether you're looking for your first home, a quality investment, or a place to raise your family, this move-in-ready residence is an opportunity not to be missed. Contact Sanjeev Kumar on 0433 289 620 or Josh Simpson on 0490 362 332 to organise your inspection today.

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MORE DETAILS

Property ID 5AYHXY
Property Type House
Land Area 561.9 m2
Including Outdoor Entertaining
Secure Parking

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Josh Simpson

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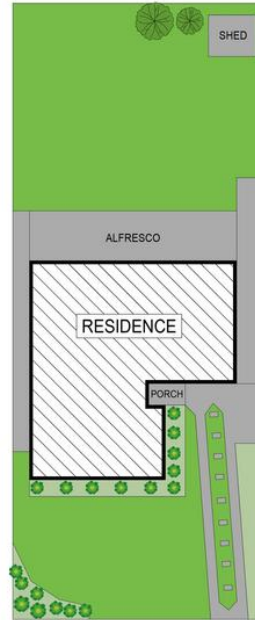
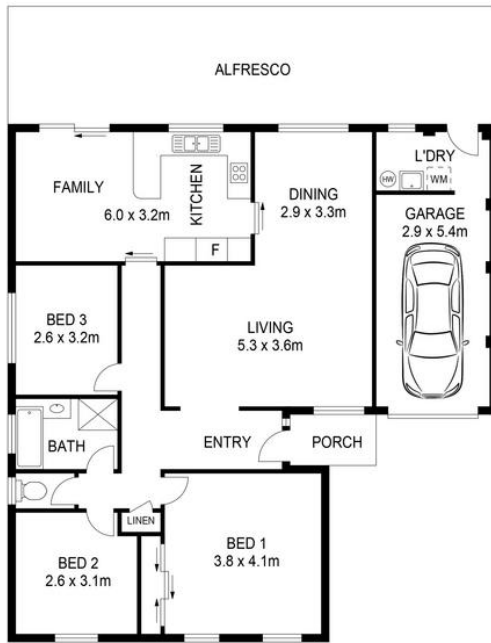
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SITE PLAN (NOT TO SCALE)



DISCLAIMER DIMENSIONS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE THEY ARE NOT TO SCALE AND NO LIABILITY BE ACCEPTED. Floor plan by: The House Media Co Pty. Ltd.

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