



2/23 Montrose Street, Quakers Hill

## **SOLD BY YOUR AREA SPECIALIST!! CALL BRAEDY MILLEDGE AT 0404 160 447 FOR A FREE MARKET APPRAISAL!**

Braedy Milledge from LJ Hooker Schofields is proud to present this excellent home of superb convenience and everyday practicality. Whether you're a first home buyer searching for your ideal start or an investor looking for an addition to your portfolio this property presents a solid opportunity in a location that's always in demand. Positioned at the front of a small complex within walking distance to Quakers Hill train station, bus transport, parks, reserves, schools and childcare centres.

### Features:

- BUILT 2008
- Bright kitchen features gas cooking and plentiful cupboard space
- Open plan meals area flows to the outdoors
- Spacious lounge room upon entry
- Four bedrooms all fitted with built-in wardrobes
- Master bedroom is complete with ensuite
- Two bathrooms, additional powder room downstairs

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**FOR SALE**  
SOLD \$930,000

### AGENTS

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

Shiv Fernando  
0466 388 874  
shiv.fernando@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.

 **LJ Hooker**

- Ducted and split-system air conditioning for year-round comfort
- Ceiling fans to living, kitchen and all bedrooms
- Single lock-up garage with internal access
- Easy-care rear yard with concrete patio and grassed area

#### Location Highlights:

- 130m approx to bus stop
- 550m approx to Quakers Hill Station
- 750m approx to Wright Reserve
- 1.4km approx to Nirimba Education Centre

#### School Catchments:

- 950m approx to Quakers Hill High School
- 2.4km approx to Barnier Public School
- 2.4km approx to Mary Immaculate Primary
- 2.3km approx to Wyndham College

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#### MORE DETAILS

Property ID	47UHX
Property Type	Townhouse
Including	Ensuite Toilets (3)

#### Braedy Milledge 0404 160 447

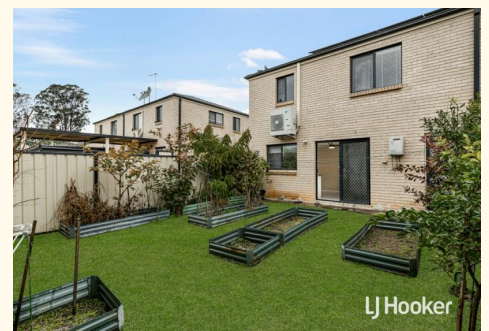
Sales Executive | braedy.milledge@ljhooker.com.au

#### Shiv Fernando 0466 388 874

Sales Executive | shiv.fernando@ljhooker.com.au

#### LJ Hooker Schofields | Riverstone 02 9157 4077

Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762  
schofields.ljhooker.com.au | schofields@ljhooker.com.au





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## 2/23-25 Montrose Street, Quakers Hill

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.



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