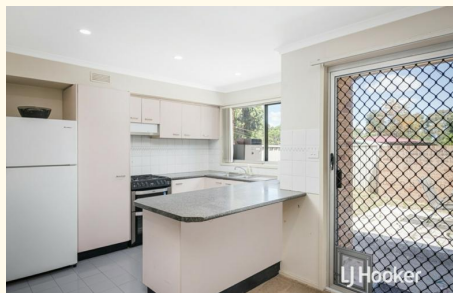




LJ Hooker



LJ Hooker



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9/14 Reef Street (Nirimba Fields), Quakers Hill

## **SOLD BY YOUR AREA SPECIALIST!! CALL TANISHQ ALDONKAR ON 0405 071 041 FOR A FREE MARKET APPRAISAL!**

Braedy Milledge from LJ Hooker Schofields is proud to present this three-bedroom townhouse offering an exceptional opportunity for first home buyers or investors. The home features flowing open-plan living and dining areas downstairs with separated accommodation upstairs. Perfectly positioned for a lifestyle of ease and accessibility, enjoy the convenience of being within walking distance to public transport, schools and local parks. Plus, you're just moments from major shopping centres and easy access to the M7 motorway, ensuring seamless connectivity to greater Sydney.

### Features Include:

- Large living area with versatile study nook area and split-system air conditioning
- Open plan dining/meals area leads out to the rear courtyard
- Bright kitchen features gas cooking, plentiful bench and cupboard

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### FOR SALE

SOLD BY TANISHQ ALDONKAR

### AGENTS

Tanishq Aldonkar

0405 071 041

[tanishq.aldonkar@ljhooker.com.au](mailto:tanishq.aldonkar@ljhooker.com.au)

Braedy Milledge

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### AGENCY

LJ Hooker Schofields | Riverstone

02 9157 4077

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- space
- Three well scaled bedrooms fitted with ducted air conditioning and fans
- Spacious bathroom with separate shower and bath
- Additional powder room adjoining laundry for convenience
- Large rear grassed area plus sun-drenched patio
- Single carport plus lock-up storage area

#### Location Highlights:

- 140m approx to bus stop
- 800m approx to Quakers Hill Train Station
- 1.5km approx to Quakers Hill Park
- 2km approx to Quakers Court Shopping
- 2.2km approx to Aldi (Bali Drive)
- 5.7km approx to Stanhope Village
- 6.5km approx to Westpoint Shopping

#### Schools & Education:

- 400m approx to Nirimba Education Precinct
- 700m approx to Western Sydney University
- 1.4km approx to Quakers Hill Public School
- 2.5km approx to Quakers Hill High School (2026 intake)

For more information or to arrange your inspection, call Braedy Milledge on 0404 160 447.

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## MORE DETAILS

Property ID	4EEHXY
Property Type	Townhouse
Including	Air Conditioning Built-in-Robes

### Tanishq Aldonkar 0405 071 041

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## 9/14 Reef Street, Nirimba Fields

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.

