

**34B Seldon St, Quakers Hill, NSW 2763**



**House For Sale**

Wednesday, 24 April 2024

34B Seldon St, Quakers Hill, NSW 2763

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Julie Lepagier

## Contact Agent

This impressive well-maintained duplex will appeal to the savvy buyer looking for a home or investment in a house-proud quiet street with easy access to amenities. Light filled living quarters coupled with expansive yard and generous alfresco entertainment area is the immediate striking appeal of this residence. The centrally positioned kitchen overlooks both the internal and external entertainment zones. Sizeable laundry plus downstairs powder room and internal access from the garage are handy features. In addition, generous bedrooms (all with robes), master with direct access to 3-way bathroom for added convenience complete the picture. All on a 300m<sup>2</sup> block with opportunity to add your own flair.

- 3 sizeable bedrooms each with robe
- Master bedroom has direct access to 3-way bathroom
- Open plan living area
- Large undercover alfresco space with pergola
- 3-way bathroom plus powder room
- Original well-kept kitchen with near new rangehood, electric cooktop and oven
- Generous laundry with external access
- Lower-level powder room
- Single garage with internal access
- Linen press/storage cupboard on lower level
- Linen press on 2nd level
- Roller blinds
- Freshly painted a few years ago
- 300m<sup>2</sup> block with sizeable yard
- Near new split system AC units
- Electric hot water system

Rental estimate \$650-\$670 per week  
Distance to amenities (ref - [googlemaps.com.au](https://www.googlemaps.com.au)):  
2 min drive to Hambledon Primary School  
6 min drive to Quakers Hill High School  
4 min drive to St John Paul II School  
3 min drive to Aldi/Woolworths/Coles  
9 min drive to Tallawong Metro station  
3 min drive to Schofield Train Station  
7 min drive to Quakers Hill Train Station  
8 min drive to M7200m to local bus service

This comfortable cared for residence will suit first home buyers, downsizers and investors. Call Julie Lepagier (Lic 1158150) on 0427 502 730 for more information. All email enquiries need to specify a contact number to gain a response. LePage Property is a COVID Safe organisation and ask that prospective buyers refrain from attending inspections if you are showing any symptoms or tested positive to covid. " LePage Property provide information which is understood to be accurate and true yet take no responsibility and disclaim all liability for any errors, inaccuracies and misstatements. It is the purchasers, vendors and general public's responsibility to source their own information and rely on their own research for accuracy prior to engaging in a contract of sale or other."