



# guardian



## 38B Sampson Crescent Quakers Hill NSW

3 1 1

Offering easy-care living perfect for first home buyers, downsizers or investors, this neat duplex has been meticulously maintained and is full of potential. Spread over a thoughtful single level design, the floorplan flows effortlessly though versatile living spaces to a private entertainer's delight. The bright kitchen offers plenty of storage, a gas cooktop and ample bench space. Glass sliders open from the rear dining zone to a spacious alfresco area which overlooks the manicured backyard, the perfect place for spending time with family and friends.

Three well-sized bedrooms make up the formal accommodation of the home. Two of the bedrooms include built-in wardrobes and the bathroom is positioned between the bedrooms and living zones for ease of access. This ultra-convenient address boasts easy access to the M7, local shops, Quakers Hill train station, Blacktown CBD and

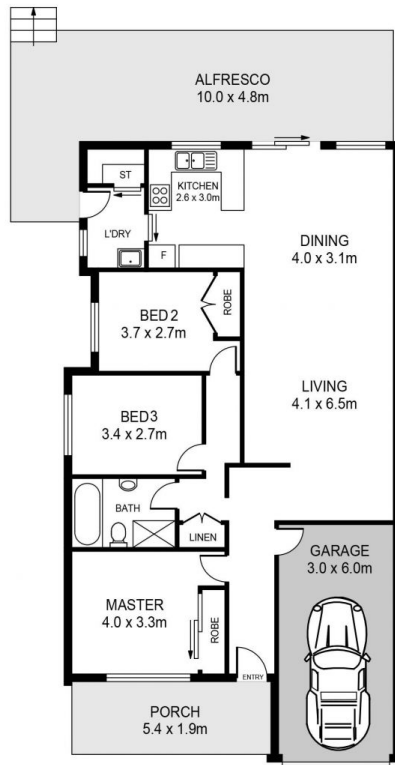
**Price** : \$ 785,000  
**Land Size** : 325.4 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/western-sydney/quakers-hill/residential/se-mi-detached/6687985>



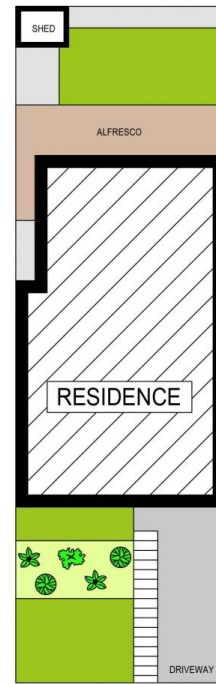
**Luke Bavaro**  
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SHED  
2.7 x 2.0m



SITE PLAN



## 38B SAMPSON CRESCENT, QUAKERS HILL

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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