

**AUCTION**

## MODERN FREE-STANDING FAMILY HOME IN A PRIME, CONVENIENT LOCATION

**1 Aylward Avenue, Quakers Hill NSW 2763**

**Auction (unless Sold Prior)**

**Time: 2:30am on Sat, 14 March 2026**

**Auction Guide \$990,000**

Set in a highly sought-after and family-friendly pocket of Quakers Hill, this modern free-standing residence offers the perfect balance of space, comfort, and everyday convenience.

### Main Features

- + Freshly painted throughout the home, ready to move straight in
- + Master bedroom with private ensuite and WIR and all other bedrooms with BIR
- + Open kitchen features stone waterfall edge benchtop with quality appliances and new rangehood
- + Private courtyard ideal for entertaining or family enjoyment
- + Estimated rental return \$750 per week approx.

### Ongoing Fee

Council Rate \$456.00 approx. per quarter

Water Rate \$266.28 approx. per quarter

Strata Levy \$578.50 approx. per quarter

\*Disclaimer - see <https://www.ourrealty.com.au/1-aylward-avenue-quakers-hill-nsw-2763>



**Jeff Cai**

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**Our Realty**

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**Our Realty**



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# 1 Aylward Avenue, Quakers Hill

Please note:

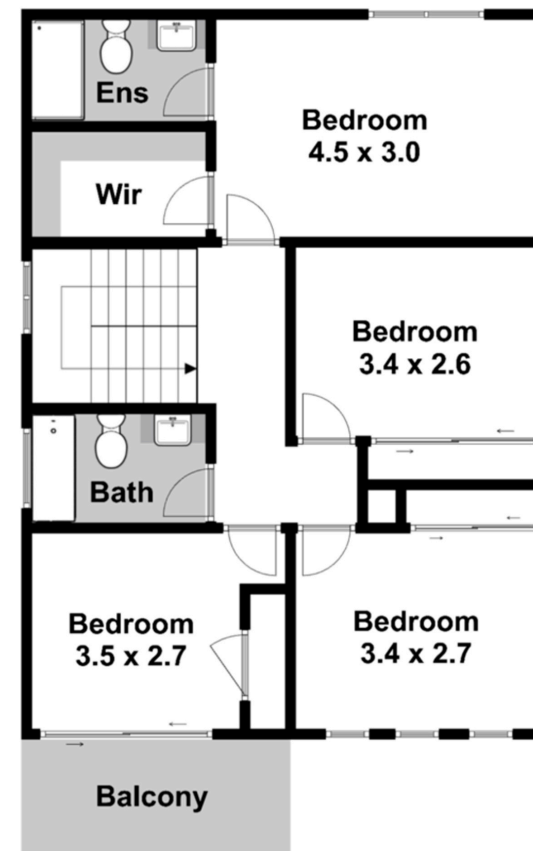
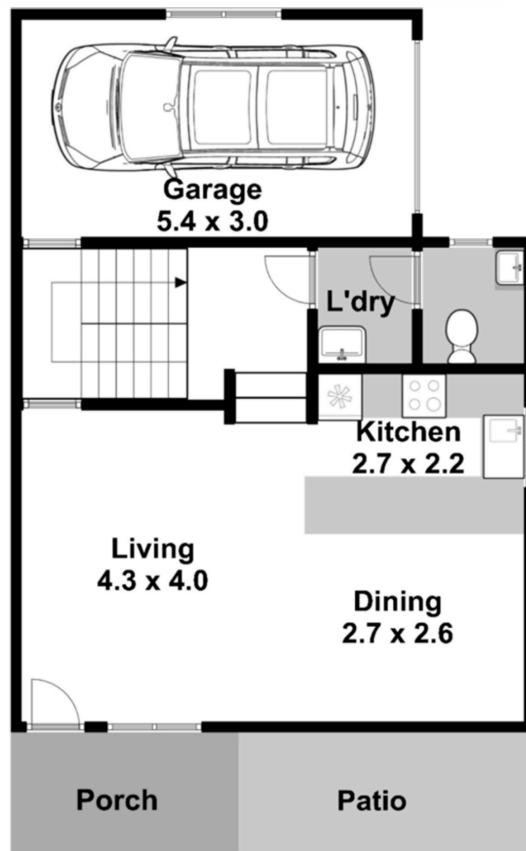
Floorplan measurements are a guide only.

All dimensions are approximate in their distance and volume.

We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## Our Realty

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