



# SOLD

## SOLD PRIOR TO AUCTION – ACHIEVED BY THOMAS CHOY, BAULKHAM HILLS' LEADING AGENT FOR 28+ YEARS

Opportunities like this are rare! Perfectly positioned, this freshly updated family home combines modern comfort and sun-filled interiors with unbeatable convenience. Take advantage of an easy walk to city express buses and leafy local parks, while Castle Towers, Grove Square, Winston Hills Mall and Castle Hill Metro are close by for all your shopping and commuting needs. This is the lifestyle upgrade your family has been waiting for.

### Key Features

- \* Four generous bedrooms with built-in robes plus a separate study with custom storage
- \* Multiple living areas including a formal lounge and dining room
- \* Expansive open-plan family room flowing seamlessly to outdoor entertaining
- \* Very large modern kitchen with Caesarstone benchtops and island bench
- \* Two stylish modern bathrooms plus a convenient third toilet
- \* Flooded with natural sunlight throughout the home
- \* Huge undercover entertaining deck overlooking a private, child-friendly backyard with garden shed
- \* Brand new roof installed recently – move in with peace of mind
- \* Split system air-conditioning for year-round comfort
- \* Internal access to a single lock-up garage plus an undercover carport
- \* Prime location within walking distance to shops, transport, schools and parks
- \* Situated in the top-ranking Matthew Pearce Public School catchment – one of the most desirable school zones in the Hills

**\*\*Disclaimer\*\*** All information contained herein is gathered from sources we believe to be reliable. The agent cannot guarantee its accuracy and does not accept responsibility for such. Interested parties are urged to rely on their own enquiries.

4 BED | 2 BATH | 2 CAR

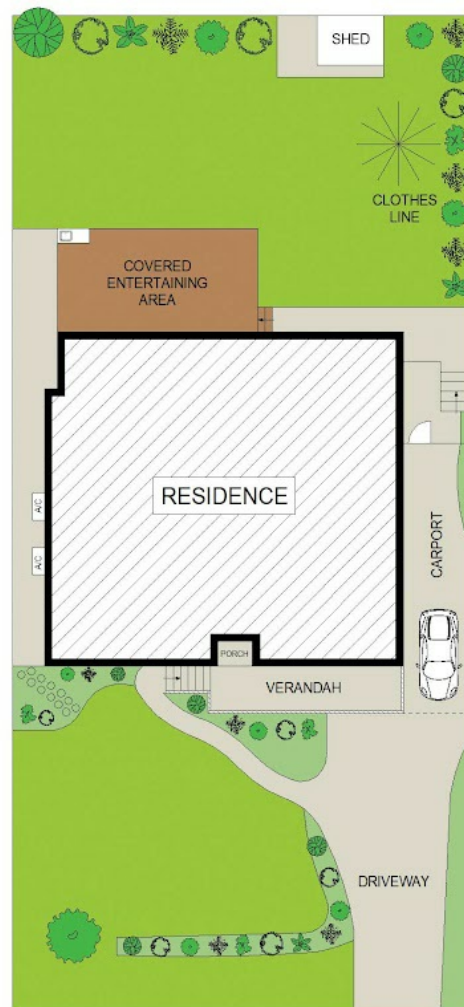
PRICE:  
\$2,035,000

OPEN FOR INSPECTION:  
N/A



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**SITE PLAN**



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

37 Chester Avenue,  
Baulkham Hills

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