

SOLD

**SOLD BY THOMAS CHOY | BAULKHAM HILLS
SPECIALIST FOR OVER 28 YEARS**

Offered for the first time since 1971 and positioned within a tightly held street this family sized four bedroom residence represents an exceptional opportunity to secure a substantial landholding in one of the area's most desirable streets. Whether you choose to renovate, extend or rebuild to make it your dream home (STCA), this is a truly rare offering in a blue-chip location. Features include:

- * Four bedrooms, including master with ensuite
- * Formal lounge and separate formal dining room
- * Generous sized kitchen featuring extensive storage and gas appliances
- * Meals area adjoining the kitchen
- * Large inground swimming pool
- * Covered outdoor entertaining area
- * Covered verandah overlooking the leafy district views
- * Three full sized car garage with ample under house storage
- * Ducted air conditioning
- * Close to quality schools, local shops, reserves and transport

****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 | 3 CAR

**PRICE:
\$1,735,000**

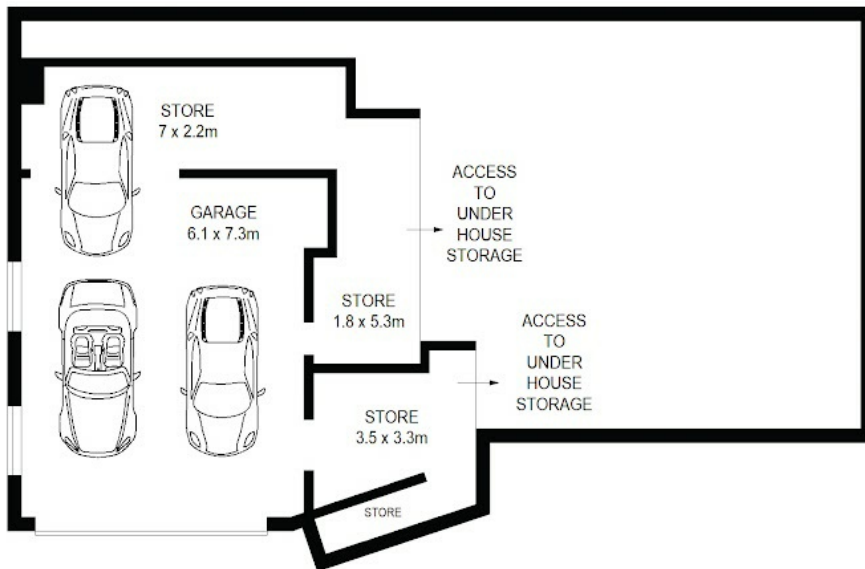
**OPEN FOR INSPECTION:
N/A**



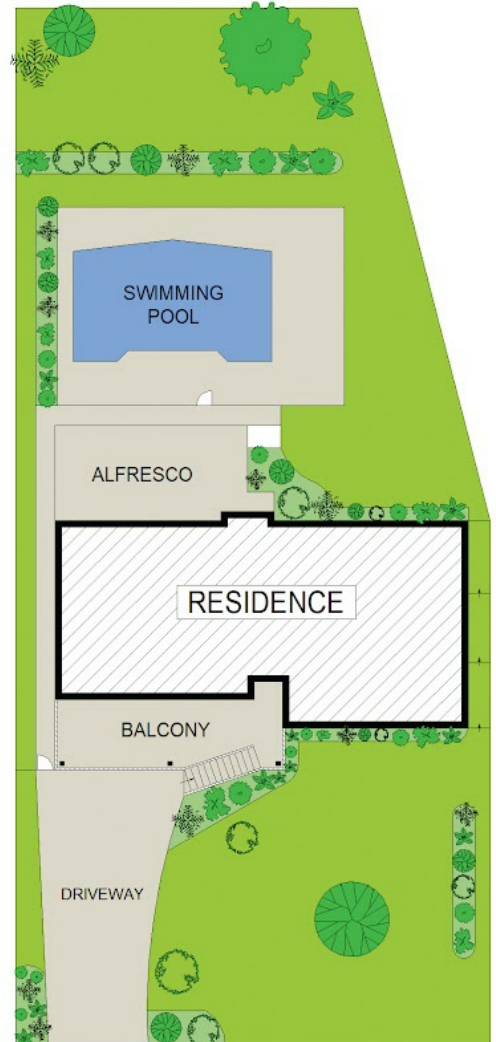
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GROUND FLOOR



LOWER GROUND FLOOR



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.

23 Geraldine Avenue,
Baulkham Hills

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DISCLAIMER: Floor plan and site plan are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration only. Interested parties should verify details independently. Floor Plans by ShutterBooth Sydney.

