23 GERALDINE AVENUE, BAULKHAM HILLS, NSW, 2153

HG
Hills Estate Group

FOR SALE

RARE 'GOLDEN MILE' OPPORTUNITY ON LARGE HIGH SIDE BLOCK

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:
Price Guide $1,800,000

OPEN FOR INSPECTION:
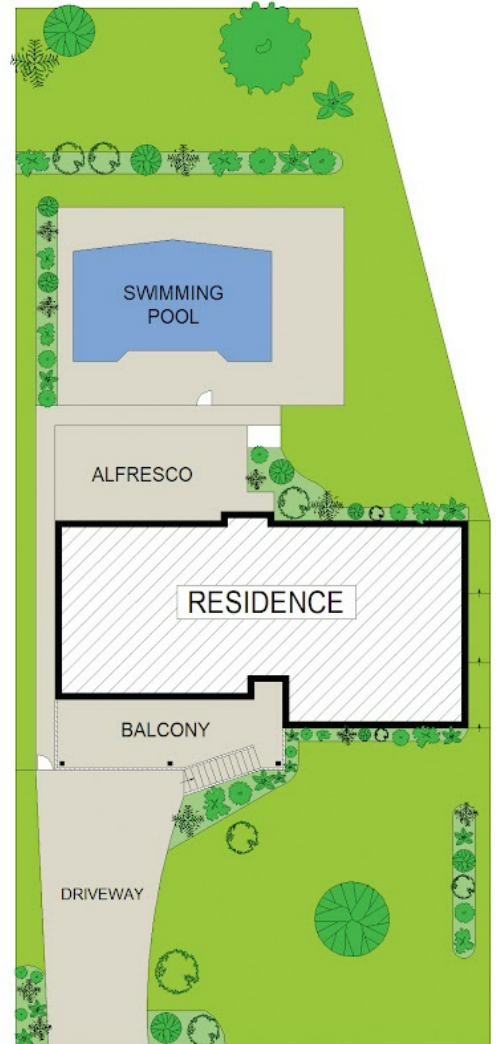Feb 21 at 10:00am - 10:30am

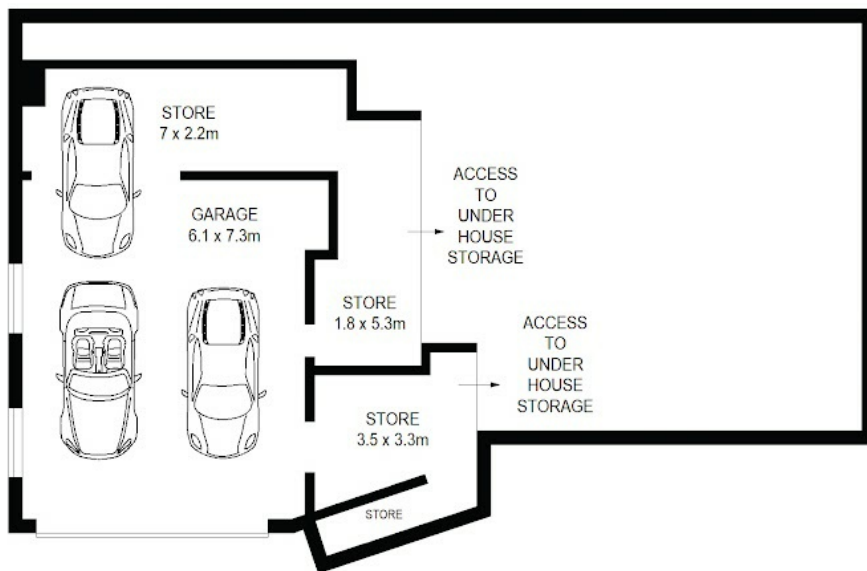**Thomas Choy**
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GROUND FLOOR

ALFRESCO
8.7 x 4.3m

MEALS
3.5 x 3m

KITCHEN
3.8 x 3m

L'DRY

HW

BED 4
2.4 x 3.2m

BATH

WC

BED 3
3 x 3m

ROBE

ROBE

ENSUITE

DINING
3 x 4.3m

LIVING
5.2 x 4.3m

CUP'D

LINEN

CUP'D

BED 2
3 x 3.2m

ROBE

BED 1
3.9 x 4.2m

BALCONY
10 x 3.1m

LOWER GROUND FLOOR

STORE
7 x 2.2m

GARAGE
6.1 x 7.3m

STORE
1.8 x 5.3m

STORE
3.5 x 3.3m

STORE

ACCESS
TO
UNDER
HOUSE
STORAGE

ACCESS
TO
UNDER
HOUSE
STORAGE

SITE PLAN

SWIMMING
POOL

ALFRESCO

RESIDENCE

BALCONY

DRIVEWAY

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Baulkham Hills

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