



# SOLD

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

Positioned on the high side of a quiet street, this beautifully maintained family home sits proudly on a generous 930m<sup>2</sup> parcel of land. It offers generous living spaces, a large backyard and a sparkling in-ground swimming pool — all within easy walking distance to Matthew Pearce Public School. Lovingly cared for by its current owner, this home is filled with natural light throughout and thoughtfully designed for comfortable family living. The inclusion of a home lift makes moving between levels effortless for all ages.

### Property Highlights:

- \* In the highly sought-after Matthew Pearce Public School catchment
- \* Home lift providing easy access to the upper level
- \* 5 spacious bedrooms plus study, perfect for growing families
- \* Master bedroom with renovated ensuite and built-in wardrobe
- \* Enjoy the convenience of a separate study room, ideal for a home office or creative space
- \* Bright and airy formal and casual living areas
- \* Functional kitchen with ample storage and bench space
- \* Large in-ground swimming pool for year-round enjoyment
- \* Expansive grassed backyard — ideal for children and pets
- \* Double garage with internal access and extra storage
- \* Enjoy lower power bills and a more sustainable lifestyle with the home's solar panel system.
- \* Peaceful, family-friendly street with elevated position
- \* Walking distance to school, parks, and local buses A wonderful opportunity to secure a bright, well-looked-after family home in one of the area's most desirable neighbourhoods.

**\*\*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.

**5 BED | 3 BATH | 2 CAR**

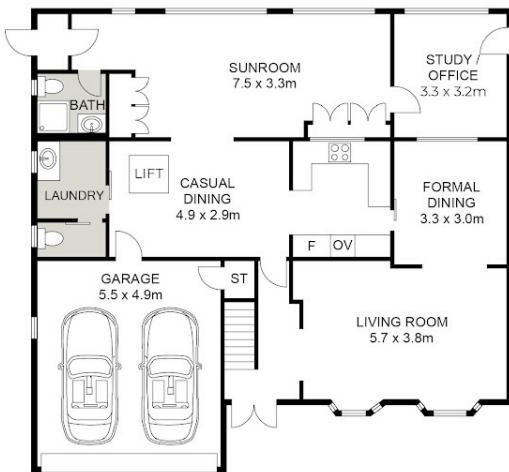
**PRICE:**  
\$2,410,000

**OPEN FOR INSPECTION:**  
N/A

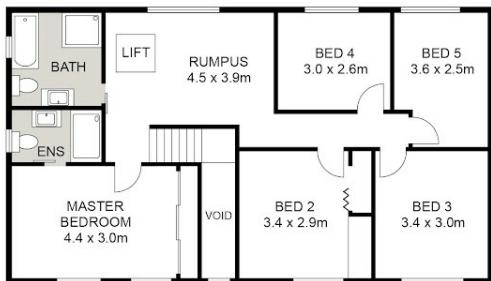


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LOWER LEVEL



UPPER LEVEL



SITE PLAN



7 Colosseum Cres, Baulkham Hills

DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries.



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.