



# FOR SALE

## PRIVATE, SPACIOUS & ULTRA-CONVENIENT TOWNHOUSE IN BOUTIQUE COMPLEX

Tucked away at the rear of an exclusive complex of just ten, this well-presented double-storey townhouse delivers a modern, low-maintenance lifestyle in one of Baulkham Hills' most desirable pockets. Offering a large grassed courtyard and an oversized master retreat, the home is perfectly suited to young families, downsizers or investors seeking comfort, privacy and convenience.

### Key Features:

- \* Perfect positioned at the rear of a boutique complex of only 10 residences
- \* Two well proportioned bedrooms, including oversized master suite with its own private balcony
- \* Two bathrooms plus additional guest powder room
- \* Spacious double garage with internal access
- \* Generous garden area ideal for outdoor relaxation
- \* Well-appointed kitchen with stainless steel gas cooktop
- \* Ducted air conditioning for year-round comfort
- \* Practical under-stair storage for added functionality
- \* Convenient access to transport, local schools and everyday amenities
- \* 2 minute walk to Express City bus stop
- \* Close to schools, shops, Metro Station and Waves Fitness & Aquatic Centre

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

2 BED | 2 BATH | 2 CAR

PRICE:

Price Guide \$1,100,000

OPEN FOR INSPECTION:

May 23 at 2:00pm - 2:30pm

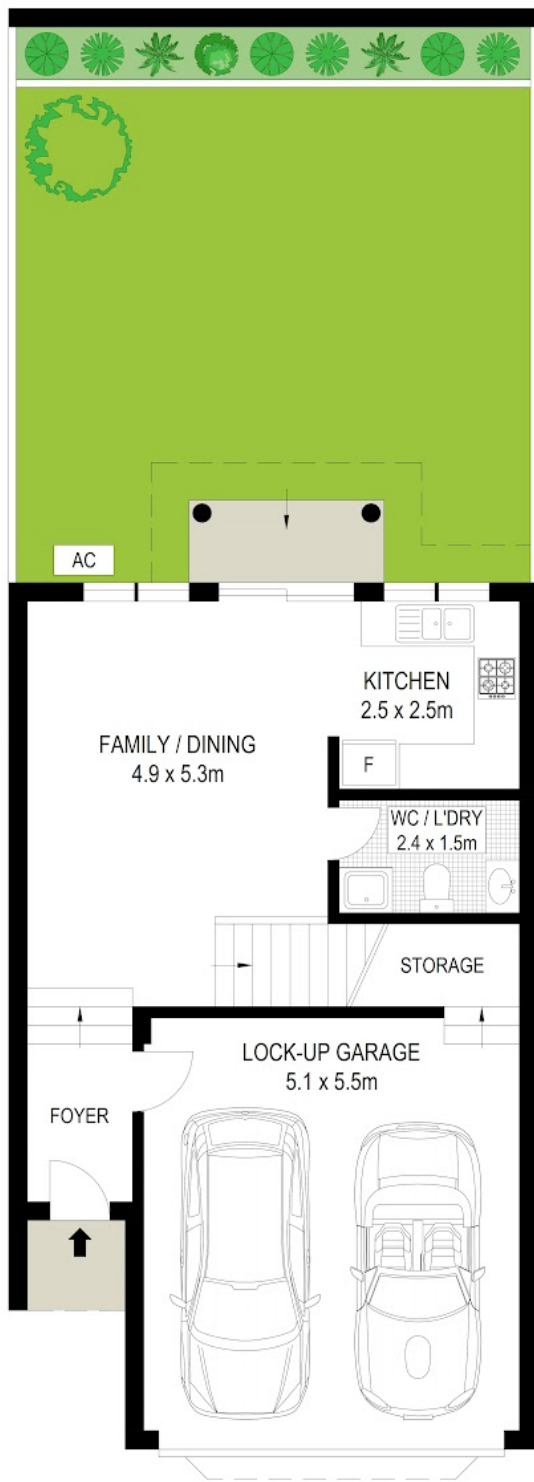


**Thomas Choy**

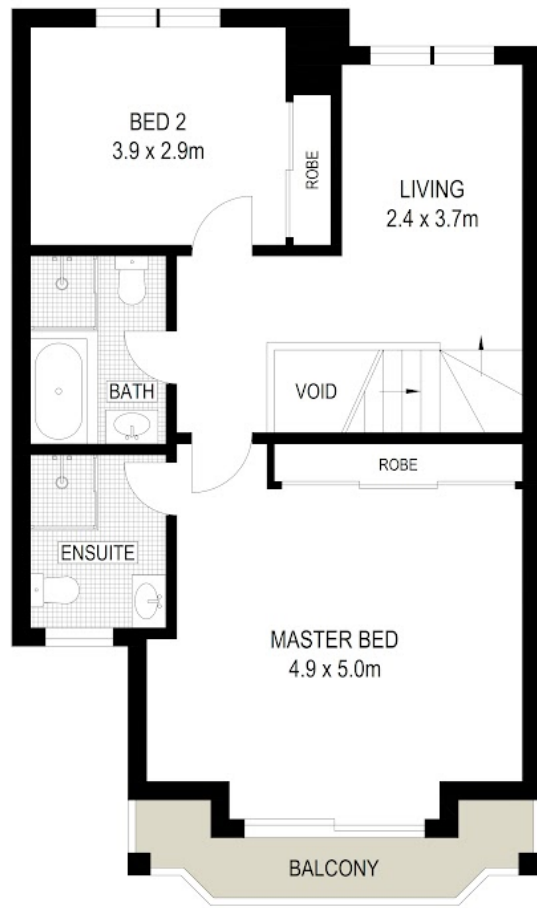
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**GROUND FLOOR**



**FIRST FLOOR**



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.

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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 illustrative purposes only. Interested parties should verify details independently.

