



SOLD

**SOLD BY THOMAS CHOY | LEADING AGENT IN
BAULKHAM HILLS OVER 28 YEARS**

Exceptionally located in the heart of Baulkham Hills on an elevated block, this property is an outstanding investment opportunity on 841m² land.

- * Golden opportunity for redevelopment (STCA)
- * Four bedroom residence on an R4-zoned site with wide street frontage
- * Sunlit living and dining areas flowing to a front balcony
- * Generous sized cupboard filled kitchen
- * Upstairs teenage retreat offering flexible living space
- * Built-in wardrobes and ample storage throughout
- * Spacious centrally located family room
- * Main bathroom with separate bath and shower, plus separate toilet
- * Internal laundry with additional bathroom including shower and toilet
- * Lock-up garage for secure parking and wide side access perfect for a boat, trailer or caravan
- * Conveniently located close to Grove Square shopping centre and express city bus transport, this property combines lifestyle appeal with outstanding development potential.

****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 | 1 CAR

**PRICE:
\$1,660,000**

**OPEN FOR INSPECTION:
N/A**



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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.