



FOR SALE

FAMILY LIVING IN THE HIGHLY SOUGHT-AFTER MATTHEW PEARCE SCHOOL CATCHMENT

Positioned on the high side of a quiet street, this appealing three bedroom home offers comfortable family living in a highly sought-after Baulkham Hills location. Ideally situated within the prized Matthew Pearce Public School catchment, the home enjoys convenient access to local shops, reserves and public transport, all within walking distance. Featuring multiple living areas, practical family friendly accommodation and valuable side access for a boat or trailer, this property presents an excellent opportunity for families seeking convenience, comfort and lifestyle.

- * Three well-proportioned bedrooms, all with built-in wardrobes
- * Master bedroom complete with a private ensuite and built-in wardrobes
- * Three-way main bathroom featuring a separate shower, bathtub, vanity and toilet
- * Well-appointed kitchen with a 900mm cooktop
- * Formal lounge and dining areas, plus a separate family room with ceiling fan
- * Modern flooring throughout, complemented by a practical linen cupboard
- * Internal laundry with external access, single garage, garden shed and side access for another car, boat or trailer

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.

3 BED | 2 BATH | 1 CAR

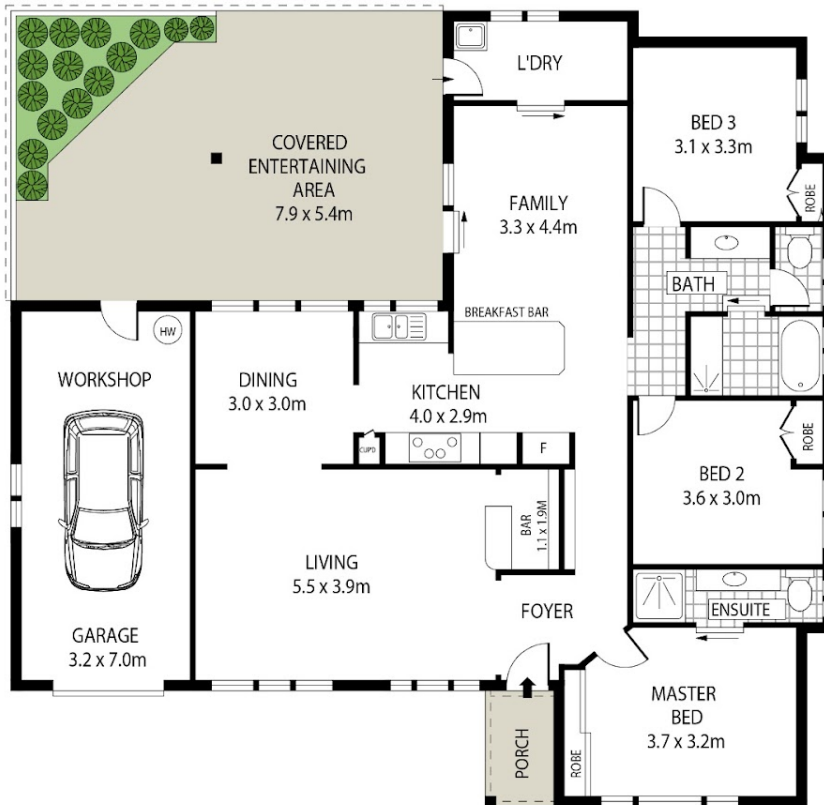
PRICE:
Price Guide \$1,600,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN
(NOT TO SCALE)



15 Malvern Avenue, Baulkham Hills

DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor plan created by Onebox Media



Hills Estate Group

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