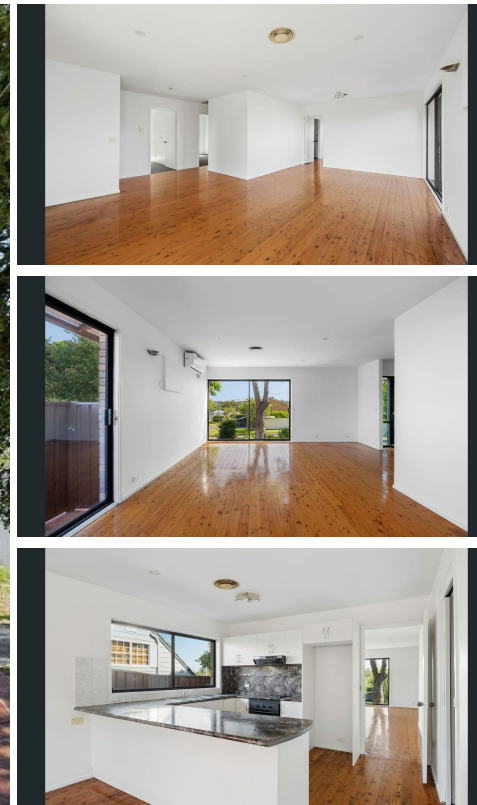




FOR SALE

AFFORDABLE, 3 BED HOUSE WITH FRESH PAINT AND CARPET PLUS 2 BED GRANNY AT \$550 PW, ON A SUBSTANTIAL 696SQM BLOCK, 450M TO CRESTWOOD PUBLIC SCHOOL

Pre registrations Open for Auction - text 0426425839

Independent but Free Building and Pest Report available!

Perfect North facing , high side home for upsizers and first home buyers to enter Baulkham Hills with great assistance via cash flow , granny at \$550 per week - takes care of nearly 25% of your mortgage!

Step into this solid 3 bed home plus a 2 bed granny flat positioned on Kalimna Drive in the highly sought-after Baulkham Hills. This spacious residence sits gracefully on a generous 696 square metre block, offering the perfect blend of comfort, convenience and most importantly affordability and cash flow via the granny flat.

The home will suit an upsizer and even a first home buyer due to the assistance in paying the mortgage via the granny flat. The main home will rent for \$800 and granny for \$550 per week . The street and location will give you a great "established capital benchmark" with substantially large homes ensuring your capital and equity moves in the right direction

For the main house, climate control is never an issue with air conditioning ensuring year-round comfort no matter the season. The dual carport accommodation provides secure covered parking for two vehicles, offering protection from the elements while maintaining easy access to your home.

The substantial land holding offers endless possibilities for outdoor entertaining and family activities. Whether you're hosting weekend barbecues, creating a children's play area, or simply enjoying the space and privacy that comes with generous grounds, this property delivers on all fronts.

Located in the prestigious Hills District, just 20 kilometres from Sydney CBD

5 BED | 2 BATH | 2 CAR

PRICE:

Price Guide \$1,600,000

OPEN FOR INSPECTION:

Oct 10 at 11:00am - 11:30am

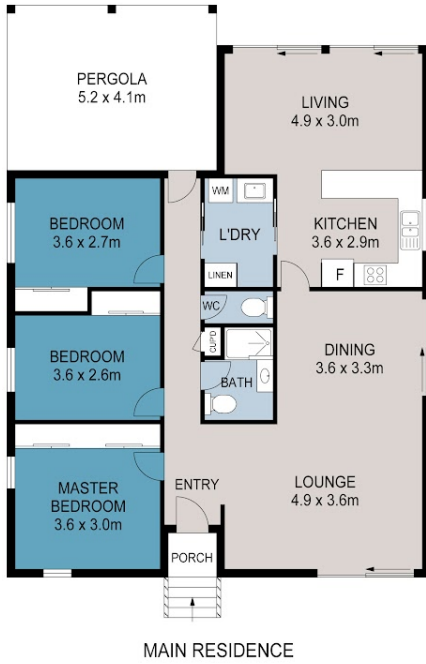


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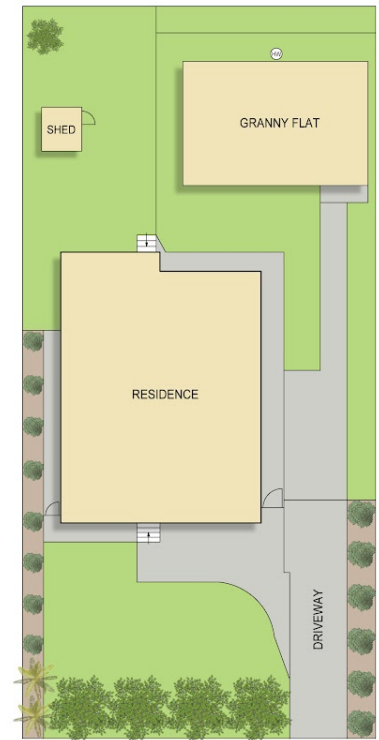
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MAIN RESIDENCE



GRANNY FLAT



Disclaimer:

All measurements are approximate and for illustrative purposes only.
This floor plan is not to scale and may contain inaccuracies.
Buyers should verify details independently.

82 Kalimna Drive, Baulkham Hills

VIVEK UPPAL @realty

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.