



## 30 Meryll Avenue BAULKHAM HILLS NSW

Located on a quiet street within walking distance all major amenities is this single level family home with room to grow. Offering easy care living and convenience in the heart of Baulkham Hills.

- Three generous bedrooms (built ins to master and second bedroom), potential fourth bedroom or study

- Renovated full main bathroom with tub, and additional guest bathroom

- Renovated kitchen with plenty of cupboard space, including stainless steel appliances, gas cooking and dishwasher

- Combined living and dining area with split-system air-conditioning plus separate lounge room

- Internal laundry
- Fully enclosed rear yard
- Short walk to bus stops, Stockland Mall and local schools
- Sorry, no pets!

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