



## BAULKHAM HILLS

7 4 3

Two homes under the same roof line! Highly sought after North Baulkham Hills Estate, this home has everything you could be looking for. Generous living areas with spacious formal lounge & dining, tiled meals area/family room adjoining kitchen, separate tiled rumpus room and separate tiled home theatre room. Other features include 9 foot ceilings, triple lock-up garage and north aspect to the rear yard. If you are looking for in-law accommodation at the highest level than look no further-with a separate entrance, master bedroom with ensuite, open plan living area, rear sunroom overlooking the private rear courtyard, kitchen and laundry. This property is a fantastic opportunity for the extended family with a total of six bedrooms, four bathrooms & 5 toilets. Don't miss out on viewing this lovely family home which is located close & convenient to all

**Type** : House  
**Land Size** : 986 sqm  
**View** : <https://www.gilmour.com.au/sale/nsw/hills/baulkham-hills/residential/house/5619869>



**Gilmour Property Agents**  
**02 9899 3311**

[For full version visit the website](#)

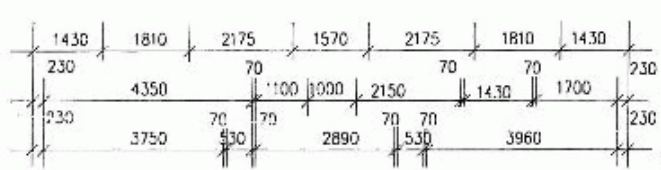
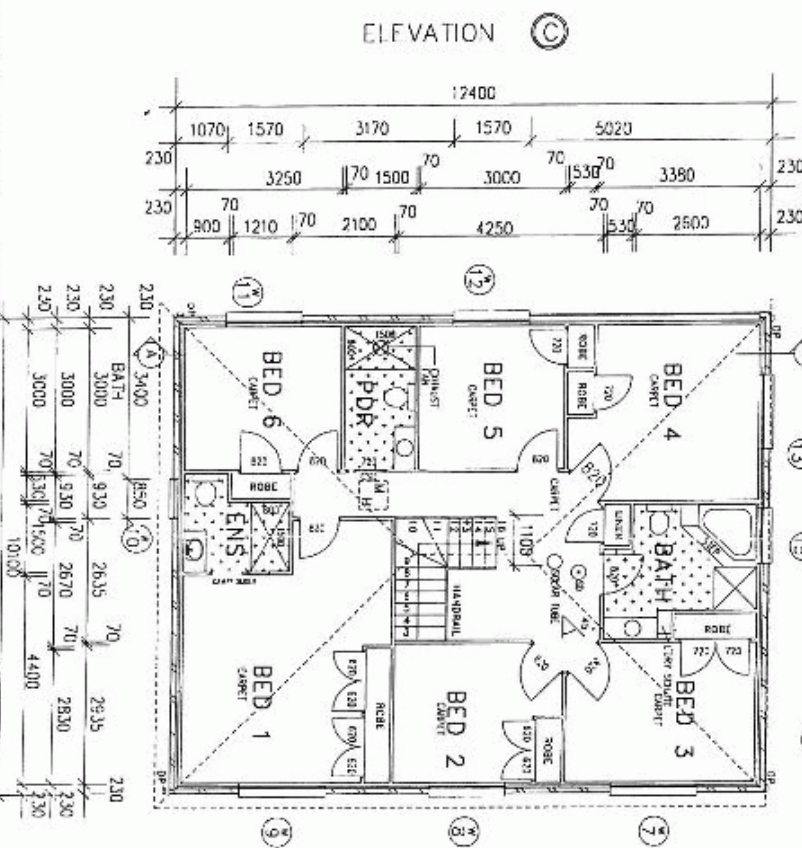


- GENERAL NOTES:
- FLYSCREENS TO WINDOWS
  - DEAD LOCK TO FRONT DOOR & LOBBY DOOR
  - WINDOW LOCKS
  - SECURITY SCREEN DOOR (TO SLIDING DOORS)

WINDOW SCHEDULE

NUMBER	HEIGHT	WIDTH	CLEAR
1	1570	1570	CLEAR
2	1800	2410	BAR
3	1030	1570	CLEAR
4	1030	2410	CLEAR
5	1370	2410	CLEAR
6	1030	1810	BAR
7	1200	1570	BAR
8	1200	1810	BAR
9	600	850	OBS
10	1200	1570	CLEAR
11	1200	1570	CLEAR
12	1200	1570	CLEAR
13	1200	1570	CLEAR
14	1200	1210	OBS
15	1800	2410	CLEAR
16	1800	2410	BAR
17	1030	1210	BAR
18	600	850	OBS
19	2100	2410	CLEAR
20	2100	1810	CLEAR
21	2100	1570	CLEAR
22	2100	1810	CLEAR

FIRST FLOOR PLAN



ELEVATION A

AREAS:  
 GROUND FLOOR: 191.413 m<sup>2</sup>  
 GARAGE: 53.560 m<sup>2</sup>  
 PORCH: 21.735 m<sup>2</sup>  
 FIRST FLOOR: 174.551 m<sup>2</sup>  
 TOTAL: 351.262 m<sup>2</sup>

THIS IS THE "BINDER PLAN SPECIFICATION"  
 OTHER ATTACHED DOCUMENTS IN THE BUILDING  
 AGREEMENT BETWEEN SHINDRESI HOMES PVT LTD  
 (CONTRACTOR) AND  
 OWNERS AND MANAGED WITH THE LETTER A

ELEVATION B

PROPOSED RESIDENCE FOR:  
 PROPOSED RESIDENCE AT:  
 BAULKHAH



Midwest Homes Pty. Lt.  
 15, Hill St., Perth WA 6000  
 Tel: (08) 940 1000 Fax: (08) 940 4636

CLIENT: PROPOSED RESIDENCE FOR:  
 ADDRESS: PROPOSED RESIDENCE AT:  
 BAULKHAH

DESIGN NAME: GRANDVIEW 36  
 DESIGN NO.: SPECIAL  
 PROJECT: HERITAGE  
 JOB NO.: 231-6  
 DRAWN BY: ARC  
 CHECKED BY: DR  
 DATE: 12 JULY 1999  
 SCALE: 1:100  
 DO NOT SCALE DRAWING

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APPROVED BY: A.L. CHECKLIST (P. 1)

DATE: 25.11.94

ISSUE