



## BAULKHAM HILLS

2 2 2

Stylish villa in boutique complex of four, built and decorated to the highest standard in a convenient location. Featuring two bedrooms with built-in wardrobes to both and two ultra modern bathrooms including ensuite to master bedroom. With first class inclusions throughout including gourmet kitchen with quality tiling throughout, high quality SMEG appliances, Bosch dishwasher, glass splashback, CeasarStone bench tops & soft close drawers. Alfresco outdoor entertaining area with generous grassed courtyard and landscaping. Double automatic garage with internal access, storage space and workshop/hobby room. Ducted airconditioning (Panasonic Inverter), security alarm, intercom and low strata fees (approximately \$326 per quarter) complete the package of this fantastic home. In a quiet position only minutes from shops, schools.

**Type** : Villa

**View** : <https://www.gilmour.com.au/sale/nsw/hills/baulkham-hills/residential/villa/5619965>



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APPROXIMATE INTERNAL FLOOR AREA: 108m<sup>2</sup> (12sq)  
 APPROXIMATE GARAGE FLOOR AREA: 37m<sup>2</sup> (4sq)

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 145m<sup>2</sup> (16sq)

**DISCLAIMER:**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for any error, omission, or misstatement. This floor plan is intended as a guide only, for representation purposes only, and should be used as such by any prospective purchaser. No guarantee or warranties can be given, and any person using this information should rely on their own enquiries.

