



**46 Almeria Avenue Baulkham Hills NSW**

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Centrally positioned in the sought-after area of Baulkham Hills is this neatly presented family home where you will enjoy easy access to parks, sporting facilities, shopping locations and transport links. Offering light-filled interiors, a flexible floor plan, fully fenced yards perfect for children and open plan kitchen with separate eat-in kitchen, this property won't last long.

**View** : <https://www.gilmour.com.au/lease/nsw/hills/baulkham-hills/residential/house/6380639>

Features include:

- Three good size bedrooms with built-in robe to master
- Ceiling fan to master bedroom
- Modern Tasmanian oak kitchen with dishwasher
- L-Shaped living room with separate eat-in kitchen
- Sunroom off kitchen perfect as a play room or study
- Split system air-conditioner to living room
- Fully fenced back yard with outdoor entertaining area



**Gilmour Property Agents**  
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