



**97 Amphitheatre Circuit Baulkham Hills NSW**

4 2 2

North East facing and within walking distance to the highly sought-after Matthew Pearce Primary School

**View** : <https://www.gilmour.com.au/lease/nsw/hills/baulkham-hills/residential/house/6584880>

**Features:**

- Formal lounge and dining rooms with floor board
- Conveniently positioned meals area flowing through to the outdoor alfresco entertaining area
- Spacious light filled rumpus room, perfect for the growing family
- Beautifully maintained and private backyard perfect for kids
- Perfectly positioned kitchen with gas cooking
- Four bedrooms with built-in robes, main with ensuite and walk in robe
- Spacious light filled bathroom with bath tub
- Complimented by air conditioning, floor to ceiling windows



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