



## BAULKHAM HILLS

3 1 1

Sensational little starter home in a quiet yet convenient location. This home has recently been freshened with the floorboards sanded and polished and new paint throughout. There are three bedrooms, one bathroom and a single lock up garage and the home is kept comfortable with both a fireplace and split system air conditioning. Situated on a good sized 696sqm block with a great yard complimented by a covered entertaining area and an in ground pool. Located in a quiet street with a park across the road and within walking distance to Jasper Road public school.

**Land Size** : 696 sqm  
**View** : <https://www.gilmour.com.au/sale/nsw/hills/baulkham-hills/residential/house/5620033>



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**APPROXIMATE INTERNAL FLOOR AREA: 87m<sup>2</sup> (9sq)**  
**APPROXIMATE GARAGE FLOOR AREA: 17m<sup>2</sup> (2sq)**

**APPROXIMATE TOTAL FLOOR AREA: 104m<sup>2</sup> (11sq)**

**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 enquires.

