






## 118 Merindah Road BAULKHAM HILLS NSW

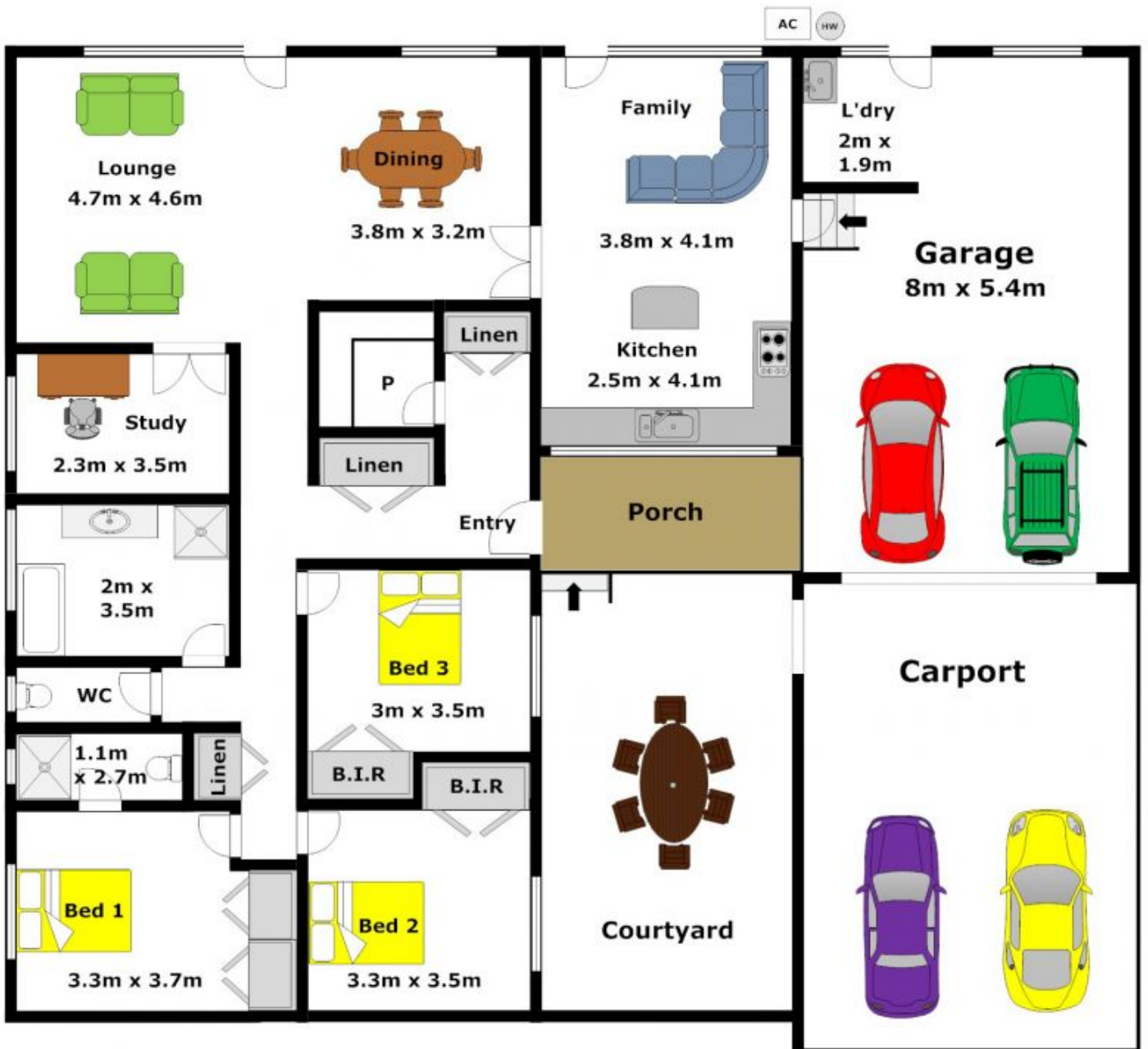
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Located in close proximity to local shops, Crestwood Primary School and on the bus route (604) to Parramatta, this clean & tidy single level home is ready to renovate so bring your paintbrush, roll up your sleeves, get stuck into it & profit from your efforts. All 3 bedrooms have built in wardrobes & the master has an ensuite. There is a study and plenty of living space consisting of a large lounge & dining area and a generous family room off the functional eat in kitchen. With internal access to the double lock up garage & laundry, there is also room for a work bench or storage area. A double carport in front of the garage accommodates another 2 cars or you could even convert the garage to a rumpus room. The split system air conditioner, ceiling insulation & sarking help with the seasonal variations in temperature. All this on a 699sqm block & gas is connected to the house. Make sure you come to the first open house before it's going..

**Land Size** : 699 sqm  
**View** : <https://www.gilmour.com.au/sale/nsw/hills/baulkham-hills/residential/house/5620391>



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**DISCLAIMER:**

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