

1 Yattenden Crescent, Baulkham Hills, NSW 2153



House For Sale

Monday, 27 May 2024

1 Yattenden Crescent, Baulkham Hills, NSW 2153

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 714 m2

Type: House



Nicholas Harb
0427530419



Brendan McCreanor
0468677471

Contact Agent

If you're looking to build, this is the place to be. Gracing a generous 714.5 SQM (approx.) block in a family-friendly neighborhood, this R4 zoned site is ready for development (STCA). Boasting a private position and convenience in every direction, this property offers both opportunity and lifestyle in abundance. This is your chance to own a rare piece of real estate in the heart of the Hills. Embark on a journey within this charming residence, offering 4 bedrooms, 1 bathroom, and a garage alongside a carport, ready to be tailored to your preferences. Enter the expansive formal lounge and dining area, seamlessly merging with a versatile rumpus room or home office. Bedrooms feature built-in wardrobes, while the classic kitchen, complete with ample cupboard space, and an extra-large sunroom enhance the living ambiance. Welcome to your new world of possibilities. Zoned for Winston Hills Public School and Model Farms High School, with Prepare Early Learning Centre just a stone's throw away. Enjoy a stroll to Grove Square Shopping Centre and Arthur Street Shops. Minutes' walk to City Express and Parramatta Buses on Windsor Road, or a short drive to M2/M7 onramps. Features:

- 18.891 metre frontage
- 714.5 SQM of land on a rectangular block
- Prime location adjoining Yattenden Oval Reserve
- HUGE POTENTIAL FOR DEVELOPMENT (STCA)

Unlocking boundless opportunities for development (STCA) and presenting an instant rental yield, this conveniently situated R4 zoned property is an ideal prospect for developers, investors, entrepreneurs, or families alike. Get in touch with Nicholas Harb from Agius Property Group today to schedule your viewing appointment. Ready for immediate occupancy, it's also an excellent option for those looking to move in or engage in strategic land banking.