

**13 James Street, Baulkham Hills, NSW 2153**

MANOR

**Sold House**

Saturday, 25 November 2023

13 James Street, Baulkham Hills, NSW 2153

Bedrooms: 4

Bathrooms: 2

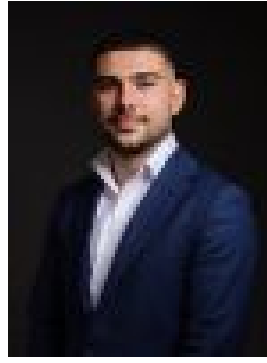
Parkings: 4

Area: 778 m2

Type: House



Jay Bacani  
0423668881



Michael Karanicolas  
0499333542

**\$1,785,000**

DA Plans for triplex site in the heart of Baulkham Hills Perched on a 778sqm (approx) block in the most convenient location in Baulkham Hills, this opportunity is one you won't want to miss! With DA plans to build a triplex that boasts modern sophistication, spacious open plan living and three bedrooms of accommodation to each dwelling. \* DA plans available upon request \*Centrally located within close proximity to Grove Square Shops, Baker Crescent Shops, family-friendly parks including Ted Horwood Reserve, quality local schools, childcare centres and easy access to main arterial roads. In addition, Express city buses only, a few minutes' walk away and School bus at your doorstep. Currently the site houses a free-standing home with the below features: \* Spacious front porch \* Sun-filled living room that flows out to the front porch\* Separate dining area\* Timber kitchen with free-standing stainless-steel oven and gas cooktop, rangehood, dishwasher and ample storage\* Large laundry room with additional toilet\* Four spacious bedrooms of accommodation with built-in robes to one and a walk-in robe and renovated ensuite to the master\* Modern, fully tiled family bathroom with separate bath and shower with rain showerhead\* Two undercover entertaining areas that overlook the spacious grassed backyard\* Garden storage shed\* Oversized single lock-up garage with workshop area