

**2/17-21 Meryll Avenue, Baulkham Hills, NSW 2153**



## **Apartment For Sale**

Wednesday, 20 March 2024

2/17-21 Meryll Avenue, Baulkham Hills, NSW 2153

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 169 m2**

**Type: Apartment**



**Brendan Dabaja**  
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## Price Guide \$720,000 - \$770,000

This spacious and stylish double brick ground floor apartment is perfect for those seeking a low-maintenance, peaceful, and convenient lifestyle. Situated in the heart of Baulkham Hills, it offers easy-comfort living with its generous layout. Conveniently located near the M2 city express buses and Grove Square Shopping Centre, this residence ensures quiet living whilst providing seamless access to all amenities.

**Property Features:-** Master bedroom with walk in robe, ensuite and balcony- Second bedroom with mirrored built-in wardrobe and balcony- Gas cooking kitchen with dishwasher and plenty of storage space- Separate lounge and dining room- Split system air conditioner- Floor-to-ceiling tiled bathrooms with separate bath and shower- Large internal laundry with wall mounted dryer and wash basin- Security automatic double garage with lift access- School catchments are Jasper Road Public School & Model Farms High School

**Complex Features:-** Security intercom- Elevator (lift)- Secure basement parking- Swimming pool and cabana- Sauna- Function room- Strata-maintained landscaped gardens- Built in 2004 - 2 blocks in the complex- Solid double brick construction

Strata approx. \$1,820.45 per quarter  
Council approx. \$286 per quarter  
Water approx. \$171.41 per quarter

Total area: 169sqm

Nestled in a serene and central locale, this complex is adjacent to a council-maintained park and playground, perfect for families. Just a brief walk away, you'll find Grove Square shopping centre, schools, medical centres, cafes, and restaurants. With effortless access to local and city express buses, Parramatta buses, Castle Towers and Metro, as well as the M2/M7 Motorways, this property is a must-see! For more information, please contact Brendan Dabaja of Gilmour Property Agents today on 0410 978 133.