

**2/2 Livingstone Avenue, Baulkham Hills, NSW 2153**



**Townhouse For Sale**

Thursday, 30 May 2024

2/2 Livingstone Avenue, Baulkham Hills, NSW 2153

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Petra Thann

## Contact Agent

Welcome to your new townhouse ! Brand new and finished to an exceptionally high standard. This townhouse packs a punch and is very well planned with delightful features and would suit a couple or small family. The kitchen has a gorgeous bifold window which acts as a servery to make entertaining and BBQ's a breeze. Look out of the generous living space onto your beautiful private yard. Cook up a storm in your Impala kitchen with your Smeg oven, cooktop, microwave and Franke sink. Set up a your study downstairs or covert this space into another bedroom (this is an adaptable unit). Also downstairs, there is a large oversized laundry with plenty of full height linen storage and a powder room. Upstairs, there are two double-sized bedrooms each with their own ensuite and built in robes. A delightful experience! The townhouse flooded with sunlight and a must to inspect! All the mod cons have been included :- Generous Impala kitchen with stone benches, Smeg appliances and Franke sink- Custom joinery throughout, maximising storage- Private fenced yard with outdoor deck area- 2 large bedrooms - 2 bathrooms with custom vanities and shaving cabinets, ensuite with underfloor heating- 2 car garage with automatic roller- 2.7 metre high ceilings- Ducted air-conditioning throughout- Security screens and flyscreens on all doors and windows- Electric controlled roller blinds to main living space- Alarm and video intercom system- A small boutique complex Livingstone Terraces are situated at the end of a cul-de-sac just moments to transport, local shops, cafes, Yattendon Oval, and quality schools including Baulkham Hills Selective High School. Situated in a quiet leafy street surrounded by established homes and walking distance to transport, this location is hard to beat. Contact Petra Thann on 0410 445 946 to make an appointment to view.