

**21 Arndill Avenue, Baulkham Hills, NSW 2153**



**Sold House**

Sunday, 20 August 2023

21 Arndill Avenue, Baulkham Hills, NSW 2153

**Bedrooms: 4**

**Bathrooms: 2**

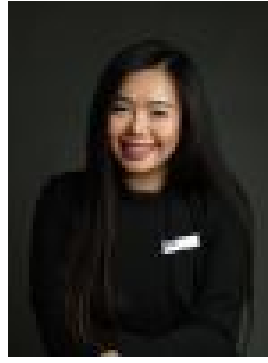
**Parkings: 2**

**Area: 803 m2**

**Type: House**



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## Contact agent

Set in a quiet cul-de-sac, on a 803sqm block and within walking distance to Excelsior Public School & Baulkham Hills High School, this bright East-facing abode is the quintessential Roxborough Park home. With multiple living areas, renovated kitchen and a grand outdoor area with pergola and pool, this home is well-suited for families in search for more space, great school catchments and optional multi-generational living. With seamless indoor and outdoor living, this naturally sundrenched family home will serve as an entertainer's dream. The large kitchen offers ample storage and quality stone bench tops that will surely stand the test of time. Boasting an impressive, private pool with limestone finishes throughout and a grand pergola with stone paving, this home guarantees year-long enjoyment with space to spare for large gatherings. The outdoor space is unmatched, offering low-maintenance landscapes and levelled lawns perfect for children, activities and pets. There are multiple living areas throughout the home. This multi-purposed space offers versatility an easy conversion for in-law accommodation, teenager's retreat or impromptu home office that is slowly becoming an essential feature in every home. Perched on a large 803sqm block (approx.), quality finishes throughout and unmatched outdoor living, this family home is perfectly positioned near Castle Towers, the Metro, express city bus stops 610X & 612X, Waves Aquatic Centre and Excelsior Public School.

**Internal Features-** Multiple living areas for entertainment, in-law accommodation, home office or teenager's retreat- Kitchen finished with stainless steel appliances and stone bench tops- Timber floorboards throughout - Ducted air conditioning - Four spacious bedrooms- Master bedroom with ensuite & walk-in wardrobe

**External Features-** East-Facing home - 5kW solar panels - Grand outdoor pergola with stone paving - Large saltwater pool surrounded with timber decking and limestone finishes - Side access to backyard - Well-maintained gardens - Levelled grassed area- Brick veneer

**Location Benefits-** Castle Towers | 2.2km (4 min drive)- Castle Hill Metro Station | 2.2km (4 min drive)- Grove Square - Baulkham Hills | 2km (4 min drive)- Waves Aquatic Centre | 1km (5 min walk)- Alfred Henry Whaling Memorial Reserve | 1km (5 min walk)- Sydney CBD | 32.3km (30 min drive)- City Express Bus 615X | 270m (4 min walk cut through Hambledon Avenue)

**School Catchments-** Excelsior Public School | 1.1km (13 min walk)- Model Farms High School | 5.3km (9 min drive)

**Nearby School-** Gilroy College | 900m (13 min walk)- Baulkham Hills High School | 1.3km (3-min drive)

**Municipality:** The Hills Shire Council