

**26/3 The Cottell Way, Baulkham Hills, NSW 2153**



**Sold Villa**

Thursday, 2 November 2023

26/3 The Cottell Way, Baulkham Hills, NSW 2153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 260 m2**

**Type: Villa**



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**\$1,492,000**

Only a handful of freestanding villas have been constructed in Baulkham Hills, making this remarkable property a rare opportunity for downsizers and first home buyers alike. Sitting on a generous 260 square metre block with house-like proportions and quality finishes throughout, this home is one of the best villas in the current market and one not to be missed. Built with sophistication and functionality in mind, this freestanding villa boasts a well-calculated floorplan with a West-facing aspect allowing an abundance of natural light and easy ventilation. High, grand ceilings measuring at a vast 2.7 metres take advantage of otherwise lost space - an attribute to a well-constructed home. The stylish kitchen is complete with gas cooktop, stainless steel quality appliances, double sink with plenty of storage overlooking the reserve. Beyond the glass sliding doors, the outdoor veranda offers panoramic views of the picturesque reserve - private, tree-lined views providing a quiet, private setting, a rarity on its own. The generous master bedroom is large and drenched in natural sunlight, complete with an ensuite and floor-to-ceiling built-in wardrobe, with the remaining two bedrooms both spacious in size, also with their own built-in wardrobes. Perfectly located in the heart of Baulkham Hill's most sought-after pockets - a short stroll away from express city bus stops, within the in-demand school catchment of Jasper Road Public School and walking distance to Baulkham Hills High School, this home will suit the astute Baulkham Hills buyer that appreciates unique and rare real estate.

**Internal Features:-** Two separate and generous living spaces, clearly defining the dining and living area that are well-proportioned, perfect for entertaining or relaxing- Three brightly lit bedrooms with large windows & ducted air-conditioning throughout. All bedrooms are finished with floor to ceiling built-in robes, and the master bedroom boasts a private ensuite - High 2.7 metre ceilings- Completely flat internal space with no stairs- HWS Rheem Stellar 330L gas hot water heater - Daikin ducted 3 zone air conditioning and split system in the dining area - Large internal laundry with plenty of storage- Gas bayonets throughout the home for gas heating- LED downlights through the house

**External features:-** Brick veneer home built on concrete slab - Picturesque, reserve views from backyard - Guest parking throughout complex, with two conveniently located at the front of the property - Gated side access to the backyard- Private door access to reserve - Generous double lockup split garage - Additional storage space in the garage- Security system - Direct Alarm Supplies, mobile, integrated fire/CO alarm

**Location Benefits:-** Parramatta & Express City Bus Stop 601 & 615X | 350m (4 min walk)- Grove Square | 800m (5 min drive)- Castle Towers | 3.4km (7 min drive)- Castle Hill Metro | 3.4km (7 min drive)- M2 Motorway | 2.2km (6 min drive)

**School Catchments:-** Jasper Road Public School | 1.4km (3 min drive)- Model Farms High School | 3.4km (7 min drive)

**Other Nearby Schools-** Baulkham Hills Selective High School | 500m (1 min drive)- Gilroy Catholic College | 2.7km (5 min drive)- St Gabriels Primary School | 3.0km (6 min drive)

**Municipality:** Hills Shire Council