

**301/10 Meryll Avenue, Baulkham Hills, NSW 2153**

MANOR

**Unit For Sale**

Tuesday, 30 April 2024

301/10 Meryll Avenue, Baulkham Hills, NSW 2153

**Bedrooms: 2**

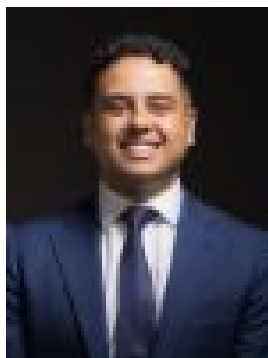
**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



PAUL HANNA  
0296395833



GEORGE RIAD  
0296395833

## Contact Agent

This delightful modern apartment boasts bright and inviting interiors, contemporary style and a private leafy outlook combined with an unrivalled central location in the heart of Baulkham Hills. Featuring an abundance of natural light, the functional layout provides a modern open plan living and dining space, relaxing private balcony with scenic district views, stylish modern kitchen and two well-appointed bedrooms. Perfectly positioned just a short stroll to Grove Square, local and express city buses, Meryll Avenue & Harry Carr Reserves and within close proximity of quality local schools and the M2 Motorway, convenience is at your fingertips. Property features include: \*Top floor position with no facing units\* Open plan living and dining space filled with natural light\* Relaxing private balcony with leafy views\* Modern kitchen with stone bench tops and stainless steel appliances including gas cooktop\* Sizeable master bedroom with two mirrored built in robes and ensuite bathroom\* Spacious secondary bedroom with mirrored built in robe\* Stylish main bathroom with floor to ceiling tiles and separate shower and freestanding bath\* Well positioned internal laundry\* Generous storage upon entry\* Quality plush carpet throughout\* Split system air conditioning\* Two allocated car spaces and storage cage in secure basement\* Complex features 24/7 CCTV Monitoring Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.