

**31/17 Conie Avenue, Baulkham Hills, NSW 2153**

MANOR

**Townhouse For Sale**

Friday, 3 November 2023

31/17 Conie Avenue, Baulkham Hills, NSW 2153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Alex Jarrett  
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PAUL HANNA  
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## **Guide \$1,200,000 - \$1,300,000**

Peacefully positioned at the end of a quiet cul-de-sac in 'The Manors' estate, this immaculate townhouse offers a spacious sense of living in a highly convenient location. Boasting a sun-drenched and modern floorplan with a seamless flow between living and dining areas, this townhouse is perfect for growing families. In addition, the home boasts an outdoor entertaining area and low maintenance backyard, offering ample space to relax and entertain all year round. Enviably located within close proximity to Grove Square Shops, express City bus transport, quality local schools, family-friendly parks and local cafes, this townhouse offers a highly convenient lifestyle for the whole family. Property features:\*

- Sun-filled living and dining area\*
- Additional formal dining off the kitchen\*
- Modern kitchen with breakfast bar, gas cooktop, stainless steel appliances and ample storage\*
- Three spacious bedrooms with built-in robes to all and an ensuite to the master\*
- Large family bathroom with separate bath and shower\*
- Additional toilet downstairs\*
- Internal laundry room with external access\*
- Spacious outdoor entertaining area overlooking the low-maintenance backyard\*
- Split system air-conditioning & ceiling fans\*
- Double car lock-up garage with ample storage space