

**36/17 Conie Avenue, Baulkham Hills, NSW 2153**

MANOR

**Townhouse For Sale**

Friday, 3 May 2024

36/17 Conie Avenue, Baulkham Hills, NSW 2153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jay Bacani

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## Contact Agent

Peacefully positioned at the end of a quiet cul-de-sac in 'The Manors' estate, this expansive and modern townhouse is truly an opportunity not to be missed! Boasting a sun-drenched and modern floorplan with a seamless flow between living and dining areas, this townhouse is perfect for growing families, especially with the extra rumpus room it has to offer! Enviably located within close proximity to Grove Square Shops, express City bus transport, quality local schools, family-friendly parks, local cafes and easy access to main arterial roads, this townhouse offers a highly convenient lifestyle for the whole family. Property features: \* Almost independent house with only a common wall on the garage \* Front porch \* Sun-filled, L-shaped living and dining area \* Additional casual dining area off the kitchen \* Spacious rumpus offers space for 2nd living/Study/Media room. \* Modern u-shaped kitchen with ample storage and stainless-steel appliances including gas cooktop, rangehood, wall mount oven and dishwasher \* Three spacious bedrooms with built-in robes to all and an ensuite to the master \* Large family bathroom with separate bath and shower \* Internal laundry room with additional toilet \* Ducted aircon and water heater are few years old \* Low maintenance timber flooring throughout \* Spacious outdoor entertaining deck \* Secluded and neatly manicured backyard \* Double car lock-up garage with ample storage space \* Larger back yard with complete privacy with no over looking or connected house behind this unit. The back yard face towards the road connects to the community centre. 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.