

**37 Louise Avenue, Baulkham Hills, NSW 2153**



**Sold House**

Monday, 6 November 2023

37 Louise Avenue, Baulkham Hills, NSW 2153

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 942 m2**

**Type: House**



Jack Ho

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**\$2,075,000**

This split-level home, tucked away on a peaceful street with no neighbors on one side, boasts freshly painted interiors and efficient ducted air conditioning. The ground level features a bedroom and a nearby bathroom with a shower and toilet, alongside a spacious rumpus room with a bar, ideal for entertainment. Flooded with natural light, the first level offers a formal lounge, dining area, and a sunlit rumpus room with panoramic yard views. The central kitchen features ample storage, an electric cooktop, oven, stainless steel sinks, dishwasher, and rangehood. Upstairs, three bedrooms with built-in robes include a master with an ensuite and a walk-in robe. Outside, a sizable pergola entertainment area overlooks a deck and the expansive backyard, surrounded by lush gardens, making it an entertainer's haven in a serene setting. In one of Baulkham Hills' most sought-after precincts, this home is tucked away in a quiet pocket within the catchment area for quality schools, is close to parks, and just a short stroll from public transportation. With a quick 5-minute drive to Stockland Mall or a 10-minute drive to Castle Towers, convenient and luxury shopping is at your doorstep. The closest bus stop is only 400 meters away and with Castle Hill Metro only 10 minutes up the street, plenty of public transport options are on offer. Within a 13-minute walk, you'll reach the Crestwood BMX Track, or a short 8-minute stroll to Torry Burn Reserve ensuring plenty of local entertainment options for kids.

**Internal features:**

- The living and dining spaces on the first level are generously proportioned, offering an inviting atmosphere for relaxation and social gatherings. With the addition of the rumpus area and a well-appointed bar, this home provides the perfect setting for both leisure and entertainment, making it a versatile space for all your family's needs.
- Kitchen is a central hub of the home, designed for practicality and convenience. Featuring an abundance of storage, modern appliances, and a servery connecting it to the rumpus area, entertain guests with ease, ensuring that meals and moments are shared effortlessly.
- Four bedrooms, including the master, are thoughtfully designed for comfort and functionality. The master bedroom not only offers a private ensuite but also a spacious walk-in robe. All bedrooms come with built-in robes.
- The main bathroom is equipped with a shower and bath as well as an updated vanity and mirror, while the ensuite boasts a double shower for added convenience. Additionally, there is a separate shower and toilet on the ground floor, conveniently located near the laundry.

**Additional features include** fresh paint, ducted air conditioning, north to northeast yard aspect.

**External features:**

- Step outside into the expansive outdoor living areas, where you'll find a substantial paved pergola entertainment space and a smaller decked sitting area. These outdoor zones are perfectly designed for leisure and al fresco dining, set against the backdrop of lush gardens, creating an ideal environment for relaxation and gatherings.
- The yard and gardens of this property are a true oasis, surrounded by mature trees and gardens. With level lawns, this whisper-quiet location provides a lush and private outdoor space that can be enjoyed all year round.
- Two secure sheds provide space for a workshop or additional storage.
- Front carport extends off the double tandem garage giving plenty of space for parking.

**Location Benefits:**

- Torry Burn Reserve | 650m (8 min walk)
- Crestwood BMX Track | 900m (13 min walk)
- Stockland Mall | 3.2km (5 min drive)
- Castle Towers | 7km (10 min drive)
- Castle Hill Metro | 7km (10 min drive)
- Sydney CBD | 32.9km (33 min drive)
- Bus Stop | 400m (5 min walk)

**School Catchments:**

- Jasper Road Public School | 1km (14 min walk)
- Crestwood High School | 2.3km (4 min drive)

**Nearby Schools:**

- St Michaels Primary School | 2.1km (4 min drive)
- Baulkham Hills Selective High School | 2.8km (5 min drive)

**Municipality:** The Hills Council