

# 73/13-19 Seven Hills Road, Baulkham Hills, NSW 2153

## Unit For Sale

Friday, 14 June 2024

73/13-19 Seven Hills Road, Baulkham Hills, NSW 2153

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Eva (Yingna) Chen  
0297628888



Jason (Chia Hui) Li  
0297628888

## Just Listed

Presenting the perfect entry Level property to Baulkham Hills! Positioned in the heart of Baulkham Hills, this exceptionally well-maintained unit is conveniently located within walking distance to Grove Square, express city bus stops and Jasper Road Public School. Boasting two balconies, 104sqm of space with convenient ensuite, this home is ideal for first home buyers, downsizers or investors alike trying to break into the competitive Baulkham Hills market. Buyers are greeted with the generous open plan layout upon entry. The spacious floor plan is exceptionally large for families wanting space and comfort, a rarity in units not be missed. The modern kitchen provides ample has an abundance of storage, has gas cooking, dishwasher and double sink. Both balconies are parallel to each other, conveniently providing sunlight and cross ventilation throughout the spacious living and dining area. The bathroom and ensuite are lined with floor-to-ceiling tiles, combining aesthetics and functionality. Features • Two large balconies, one facing North-West and one facing South-East • Plenty of visitor parking • Internal gas hose connection for heating • Open plan layout • Split air-conditioning in living room • Gas kitchen with plenty of storage • Generous master bedroom with built-in-robe and ensuite • Floor to ceiling tiles in bathroom and ensuite • Internal laundry • Single car space in secure, access only garage • Secure security cage for extra storage • Lifts inside complex for easily access to property and garage Location Benefits: • Jasper Road Public School | 1km (14 min walk) • Model Farms High School | 3.2km (6 min drive) • Grove Square Shopping Centre | 550m (6 min walk) • Castle Towers & Metro | 4.9km (10 min drive) • Express City Bus Stop Windsor Road 610X, 612X & 615X (also connects to Parramatta) | 550m (5 min walk) • Arthur Street Shops & Cafés | 350m (5 min walk) • Waves Fitness & Aquatic Centre | 2.4km (6 min drive) • M2 Motorway | 900m (3 min drive)