

**9/264 Windsor Road, Baulkham Hills, NSW 2153**



**Villa For Sale**

Thursday, 4 April 2024

9/264 Windsor Road, Baulkham Hills, NSW 2153

**Bedrooms: 3**

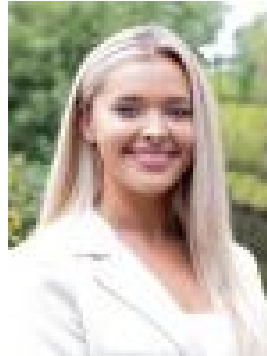
**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Brandon Hay  
0296398200



Makenna Cordery  
0296398200

## **\$1,000,000 - \$1,100,000**

Situated at the end of a private boutique complex, this single level villa promises a perfect blend of convenience & comfort with easy access to all of life's amenities. As you step inside, you are welcomed with a light-filled lounge room which glows with afternoon sun. The Master bedroom features a built-in wardrobe and ensuite, whilst two generous sized rooms feature built in wardrobes. The dining area offers the perfect indoor to outdoor flow, with sliding doors opening to the outdoor courtyard. Enjoy easy maintenance with a paved courtyard to the rear, whilst manicured gardens promise an elegant front façade. Zoned to Winston Hills Public School and Northmead Creative and Performing Arts High School, with multiple day care centres nearby. Stroll to Arthur Street IGA & café, with short drive to Grove Square & Winston Hills mall. City Express and Parramatta Buses at your doorstep, with easy access to M2/M7 onramps.- Master bedroom features BIR & ensuite, with two generous sized bedrooms- Main bathroom features classic finishes, vanity & bathtub- Light-filled lounge room, with perfect flowing dining room to rear courtyard - Private courtyard at the rear with low maintenance front garden- Central kitchen features electric cooktop, breakfast bar & overhead cupboards- Double lock up garage with internal access Promising privacy at the end of the complex, this single level villa offers the perfect opportunity for the first home buyer or downsizer. **\*\*Disclaimer\*\*** All information contained herein is gathered from sources we believe to be reliable. The agent cannot guarantee its accuracy and does not accept responsibility for such. Interested parties are urged to rely on their own enquiries