

**9/3-5 Graham Crescent, Baulkham Hills, NSW 2153**



**Sold Townhouse**

Tuesday, 30 January 2024

9/3-5 Graham Crescent, Baulkham Hills, NSW 2153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Julia Stella

0431277110

**\$1,450,000**

ANOTHER OUTSTANDING RESULT BY JULIA STELLA 0431 277 110! NEED MORE PROPERTIES TO SELL, PLEASE CONTACT JULIA STELLA IF YOU ARE CONSIDERING SELLING YOUR PROPERTY! Julia Stella and the team at Norwes Property, Bella Vista are proud to offer this beautifully presented three bedrooms, two storey townhouse, completed in 2017 approx. This magnificent home is within the catchment of great schools and must be seen to be truly appreciated. Impressively open plan residence boasting the following features:- Three great size bedrooms. The master bedroom features double mirrored built-in-robos for his and hers and ensuite with floor to ceiling tiles. The other two bedrooms, each bedroom has mirrored built-in-robos.- Spacious open plan living and dining with quality bamboo floating floor, split system air conditioner and functional study nook, perfect for a home office. - Modern kitchen with 30mm Quantum Quartz Tornado stone benchtops, Omega gas cook top, rangehood, oven and dishwasher, glass splashback, soft close drawers and plenty of polyurethane cupboards space.- Freshly renovated laundry with white stone benchtop, chrome finished sink and tap, plenty of cabinets and access to the backyard.- Downstairs powder room, adjacent to the laundry. - Dedicated reading and study nook upstairs, French style joinery by Carrera Design, with wall lamp, perfect for a home office or for the kids to enjoy reading and studying. - Large main bathroom with floor to ceiling tiles, vanity and bathtub.- Large entertaining area with quality spotted gum timber decking with bench seating, LED downlights lite up bench and on the edges. - The level backyard is sun-drenched all year round right throughout the day with low maintenance, premium grade artificial grass.- Double automatic garage with internal access. Other features include:- Ducted Air Conditioning upstairs (Reverse Cycle).- Solar Panels (6.640KW Solar PV System – Canadian Solar with Sunny Boy inverter), 1 gas point at study nook downstairs, 1 gas point at alfresco. - High ceilings, Thermann gas hot water system- Security screen front door, back sliding door and kitchen windows. - LED downlights, tinted windows, clothesline. Your location means you are well catered for with amenities:- Bus stop Watkins Rd at Arthur St (4 min walk/290m) - 604 (Dural to Parramatta via Castle Hill). - Bus stop Windsor Road before Charles St (9 min walk/650m) - 600 (Hornsby to Parramatta).- Bus stop Windsor Road before Oakland Ave (11min walk/750m) - 610X (Caste Hill to City QVB – Express Service), 607X (Bella Vista Station to City QVB – Express Service), 601 (Rouse Hill Station to Parramatta).- Metro Train Stations: Hills Showground (9 min drive/5.8km), Norwest (9 min drive/6.4km).- A quality child care (Prepare Child Care) just across the road from the townhouse complex (1 min walk)- Local shops, caf , IGA at Arthur Street (4min walk/260m) and Grove Square Shopping Centre (5 min drive/2.6km), Winston Hills Mall (5min drive/3km), Castle Towers (9 min drive/4.7km).- Winston Hills Public School (3 min drive/1.6km), St Michael’s Primary School (6 min drive/3.6km), Model Farms High School (6 min drive/3.3km), Baulkham Hills High School (4 min drive/2.1km), Gilroy Catholic College (7 min/4.2km).- Yattenden Oval Reserve (4 min walk/300m), Balcombe Heights Estate Reserve (15 min walk/1.1km). Easy access to M2 motorway. Council Rate: \$308 per quarter Water Rate: \$173.29 per quarter (water service & wastewater - sewerage service). Strata Levy: \$654.33 per quarter Call Julia today on 0431 277 110 or email to [tojulia@norwesproperty.com.au](mailto:tojulia@norwesproperty.com.au) so you Do Not Miss Out On This Fantastic Opportunity.\*\* 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.