

**92/1 Meryll Avenue, Baulkham Hills, NSW 2153**

MANOR

**Sold Apartment**

Wednesday, 1 May 2024

92/1 Meryll Avenue, Baulkham Hills, NSW 2153

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jay Bacani

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## Contact agent

Proudly presenting this modern, sun-drenched apartment located on the top floor, offering a luxury and low maintenance lifestyle for downsizers, first home buyers or investors. Boasting an open plan living and dining area with an effortless flow out to the balcony area, as well as a modern kitchen, two bedrooms of accommodation and two bathrooms, this unit has everything you need in a central location! Situated within walking distance to Grove Square Shops, City buses, cafes and close proximity to quality local schools, family-friendly parks and easy access to main arterial roads including M7. Additional features include: \* Sun-drenched living and dining area \* Study nook \* Modern two-tone kitchen equipped with breakfast bar, ample storage and gas cooking \* Two spacious bedrooms with built-in robes and balcony access to both \* Ensuite to the master \* Fully tiled family bathroom with combined bath/shower \* Internal laundry \* Split system air-conditioning \* Timber flooring throughout for low maintenance living \* Large balcony entertaining area with un-interrupted views \* Two car spaces \* Storage cage

In order for our office to give you all the information needed on this property we ask that when you submit your enquiry that you leave your name, best contact phone number and email address. 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.