

12 Chapel Lane, Baulkham Hills, NSW 2153

House For Sale

Friday, 5 July 2024



12 Chapel Lane, Baulkham Hills, NSW 2153

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 942 m2

Type: House



Noah Khanjani

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Crestwood Gem

Discover your ideal investment or versatile family home in the heart of Crestwood, offering a generous 942sqm corner block with an impressive 56m frontage. This property presents an outstanding opportunity for future development (STCA) alongside earning above-average income. Its expansive street frontage makes it an ideal site for a duplex or triplex (STCA). Currently, the property features a 4-bedroom, 2-bathroom dwelling with a council-approved extension housing a separate 2-bedroom, 1-bathroom home, leased to tenants eager to stay on. Perfect for extended families, astute investors, or those seeking additional rental income or in-law accommodation.

Property Highlights:

- Six spacious bedrooms plus study
- Four separate living areas
- Two kitchens
- Three bathrooms
- Ducted air conditioning
- Timber deck/veranda
- Triple lock-up automatic garage
- Fully fenced, generous yard
- Lovely split level design
- Huge North Facing corner block
- In-law accommodation or Dual Income
- Remove one wall to convert it back to a huge 6 bedroom house

Rental Appraisal: \$850pw + \$500pw = \$1350pw = \$70,200 per annum
Contract + Building & Pest inspection available upon request

Location Highlights:

- St. Michael's Primary School: 1 min walk
- Crestwood High School: 5 min walk
- Crestwood Primary School: 15 min walk
- Crestwood Shops: 10 min walk
- Waves Fitness & Aquatic Centre: 20 min walk
- Norwest Metro: 5 min drive
- Castle Hill Showground station: 5 min drive
- City & Parramatta Bus: 3 min walk
- Castle Towers Shopping Centre: 9 min drive
- Grove Square Shopping Centre: 5 min drive
- Norwest Business Park: 5 min drive

This property offers unparalleled convenience with City & Parramatta buses at your doorstep, simplifying commuting. Metro stations are just moments away, ensuring effortless access to a variety of transport options for work and leisure. Located in desirable Crestwood, residents enjoy proximity to council-maintained parks, sporting fields, and playgrounds, plus easy access to local shops, schools, medical centers, cafes, restaurants, and the best amenities the Hills District offers.

Contact Noah Khanjani of Gilmour Property Agents today on 0413 888 300

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