

**31 Watkins Road, Baulkham Hills, NSW, 2153**



**House For Sale**

Saturday, 31 August 2024

31 Watkins Road, Baulkham Hills, NSW, 2153

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sandro Musumeci  
0287565444



Joseph Casalicchio  
0287565444

## **Blank Canvas land size approx. 759m2!!!**

Perfectly situated in the heart of Baulkham Hills is this entry level opportunity featuring a three-bedroom home that provides its purchaser a blank canvas to either renovate and move in, invest, or knock down and build your dream home subject to approval. Boasting a generously sized 759m2 (approx.) rectangular block with wide frontage, it allows for an expansive design for those wishing to build their dream home!

### **Boasting:**

- 3 good sized bedrooms with the main having its own built-in robe
- Open plan living and dining area with timber flooring and exposed timber beams offering old world charm and character
- Neat and tidy u-shaped kitchen offering plenty of bench space and storage options
- Updated bathroom that is tiled from floor to ceiling & internal laundry
- Huge sun-soaked backyard perfect for entertaining and for the children to play
- Other features include split system air-conditioning, paved driveway to a single car port and plenty of off-street parking and front undercover patio

The home is situated in the catchment area of the popular Winston Hills public school and Model Farms high school, as well as within close proximity to Arthur Street shops, local eateries, public transport, M2/M7 on-ramps and Grove Square so be quick and enquire today!