

**55 Mullane Avenue, Baulkham Hills, NSW, 2153**



**House For Sale**

Thursday, 24 October 2024

55 Mullane Avenue, Baulkham Hills, NSW, 2153

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Mediterranean-Style Oasis on 936sqm (approx.) in Sought-After Matthew Pearce Catchment!**

Discover a slice of Mediterranean charm at 55 Mullane Avenue, where elegance and family comfort blend seamlessly in one of Baulkham Hills' most sought-after locations. As you enter, you're welcomed by a beautifully maintained front yard, a charming courtyard, and a distinctive palm tree that hints at the unique character of this home. The mediterranean-style entrance, expansive sunlit windows, sets a warm and inviting tone that flows throughout the house.

Natural light fills the generous living areas, enhancing the timeless design of this single-level, four-bedroom home. Set on an impressive 923 sqm block with a 22-meter frontage, this residence is the perfect haven for those who appreciate space, style, and convenience.

Step inside this delightful family home, perfectly positioned in the heart of Baulkham Hills. Located within the highly regarded Matthew Pearce Public School catchment, this property offers both functionality and modern living in a peaceful, tree-lined street.

Outdoors, the home is crafted for effortless family living. A private and tranquil front yard welcomes you, while the backyard serves as a true retreat, complete with a fully fenced inground pool-perfect for summer gatherings or quiet days spent by the water. The separate double garage provides ample parking and storage, ideal for accommodating a growing family.

### **Key Features:**

- Four spacious bedrooms, three featuring built-in robes, and a master complete with a private ensuite.
- Large sunlit windows fill the rumpus room and living spaces with natural light, creating a cheerful ambiance ideal for family gatherings. A separate formal dining area offers a stylish space for hosting.
- A beautifully designed kitchen with gas cooking and abundant storage, blending modern functionality.
- Ducted air conditioning throughout ensures a comfortable living environment in every season.
- A low-maintenance backyard with a fully fenced inground pool, perfect for summer entertainment. The peaceful front yard with a well-maintained garden provides a private sanctuary for relaxation.
- A separate double garage offers ample space for parking and additional storage, catering to the needs of a growing family.

### **Location Highlights:**

- Convenient walk to bus stops on Gooden Drive (614X express to the city, 630, 600)
- Walking distance to Little Angels Early Learning Centre & Childcare
- Within the catchment for Matthew Pearce Public School and Model Farms High School
- Nearby parks: Mullane Avenue Reserve and Gooden Drive Reserve
- Short drive to Winston Hills Mall, Grove Square and Norwest Business Park

This property is not just a home; it's a lifestyle, offering privacy, peace, and convenience in a desirable neighbourhood. Don't miss this exceptional opportunity to secure your future in a welcoming and vibrant community

**\*\*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.