

8 Graham Crescent, Baulkham Hills, NSW 2153



House For Sale

Sunday, 23 June 2024

8 Graham Crescent, Baulkham Hills, NSW 2153

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



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Just Listed

Nestled towards the end of a quiet cul-de-sac, this stunning home boasts a light-filled interior with skylights and large windows throughout, creating a bright and inviting atmosphere in the flowing floor plan enhanced by the north to rear aspect.. The spacious living areas feature large windows, high ceilings with decorative cornices, and a slow combustion fireplace, complemented by a mix of carpet, freshly polished floorboards, and fresh paint. The traditional-style kitchen is a chef's delight, with a breakfast bar, sleek woodwork cabinetry with a smooth gloss finish, a five-burner gas cooktop, and stainless steel appliances, all overlooking the family and lounge rooms. The three bedrooms include built-in robes, with the master featuring a modern ensuite, and the third bedroom offering an attached retreat ideal for a study, nursery, office, or home gym. Both the ensuite and main bathroom are modern and stylish, with floor-to-ceiling tiles, frameless showers, vanities with storage, and toilets; the main bathroom also includes a bath, with an additional powder room off the living spaces for added convenience. Outdoors, the ideal paved entertaining area overlooks a perfectly manicured lawn, while a freshly painted deck flows seamlessly from the indoor living spaces for effortless indoor-outdoor entertaining. Situated on an impressive 809sqm flat block, this property also includes two storage sheds, offering ample space and functionality. This conveniently located home is just a short distance from key amenities, ensuring a lifestyle of ease and accessibility. Stockland Mall Baulkham Hills is a mere 1.1km away, a 17-minute walk, while Castle Towers, with its extensive shopping and dining options, is only a 7-minute drive at 4.7km. Commuting is effortless with Castle Hill Metro Train Station and Hills Showground Metro Station both within an 8-minute drive, or a city bound bus stop on Windsor Rd just a 10-minute walk away. Families will appreciate the school catchment areas, with Winston Hills Public School only 1.8km away and Model Farms High School at a distance of 3.7km, both easily reachable by a short drive.

Internal Features:

- Bright and spacious living areas with large windows, high ceilings with decorative cornices, and a slow combustion fireplace. Featuring a mix of carpet and freshly polished floorboards the floorplan flows through the home with a formal lounge and dining and a more casual family room and living area off the kitchen.
- Traditional-style kitchen with a breakfast bar, sleek woodwork cabinetry with a smooth gloss finish, five-burner gas cooktop, and stainless steel appliances, overlooking the family and lounge rooms.
- Three bedrooms with built-in robes, including a master with a modern ensuite, and a third bedroom with an attached retreat for flexible use as a study, nursery, office, or home gym.
- Modern bathrooms with floor-to-ceiling tiles, frameless showers, vanities with storage, and toilets, with the main bathroom also featuring a bath, and an additional powder room off the living spaces.
- Additional features include ducted air conditioning, fire place, fresh paint, gas points, skylights.

External Features:

- Ideal paved entertaining area overlooking a perfectly manicured, level lawn, complemented by a freshly painted deck for seamless indoor-outdoor entertaining.
- Impressive 809sqm land with R3 zoning (medium density housing allowing for dual occupancy potential STCA).
- Two garden sheds, rainwater tank with pump.
- Double automatic garage.

Location Benefits:

- Yattenden Oval | 80m (1 min walk)
- Arthur St Café | 450m (7 min walk)
- Stockland Mall Baulkham Hills | 1.1km (17 min walk)
- Castle Towers | 4.7km (7 min drive)
- Castle Hill Metro Train Station | 4.7km (7 min drive)
- Hills Showground Metro Station | 5.7km (8 min drive)
- Norwest Business Park | 5.8km (8 min drive)
- Sydney CBD | 30.8km (28 min drive)
- City Bus (Windsor Rd before Oakland) | 650m walk (10 min walk)

School Catchment:

- Winston Hills Public School | 1.8km (3 min drive)
- Model Farms High School | 3.7km (6 min drive)

Surrounding Schools:

- Our Lady of Lourdes Primary School | 1.5km (5 min drive)
- Oakhill College | 6.7km (10 min drive)
- Tara School for Girls | 6.5km (11 min drive)
- Tangara School for Girls | 8.3km (13 min drive)
- The Kings School | 7.9km (14 min drive)

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