

**8 Katherin Road, Baulkham Hills, NSW 2153**



**House For Sale**

Wednesday, 19 June 2024

8 Katherin Road, Baulkham Hills, NSW 2153

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



Darren Dowd  
0296398200



Zoe Dowd  
0296398200

## Contact Agent

This breathtaking period-style home exudes a welcoming warmth from every pore. Enjoy meticulous attention to detail and style with blue-trimmed frames, manicured hedges, a brick fireplace and window flower boxes. The main bathroom features a freestanding tub with brass fittings, as well as floral skirted tiling and a timber vanity. There are 3 bedrooms downstairs, cozy and filtered with the glorious afternoon sun. The spiral timber stairs lead to an upstairs self-contained living space, featuring two bedrooms, a walk-in-robe, kitchen, and balcony with both internal and external access. The terraced outdoor entertainment area is built around an established maple tree with French outdoor lamp posts on the timber deck, under a pitched roof. The landscaped garden features brick-paved walkways and a wooden bridge nestled amongst rockery, and citrus trees. Easy walk to Balcombe Heights Reserve, skatepark and playground. Stroll to Arthur Street shops and Grove Square Shopping Centre. Take the local bus 504 on Seven Hills Rd to Parramatta CBD or drive just minutes to the M2/M7 onramps. • Kitchen features 6-burner gas stove, brick fireplace & island benchtop • Freestanding bathtub, second bathroom upstairs & another separate toilet in laundry • Living room boasts leadlight fittings and double doors to outdoor deck • Double garage includes laundry with internal access and a workshop area • Wrap-around timber deck at rear with roller blinds & ambient lighting • Complete with ducted AC, plantation shutters & polished timber floors • Very close proximity to Jasper Road Public School, with the high school catchment being Model Farms High School This perched cottage celebrates authentic period charm with a private upstairs retreat overlooking lush greenery, among by family-friendly amenities. **\*\*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