

**14/6 Edward Street, Baulkham Hills, NSW, 2153**



**Townhouse For Sale**

Friday, 25 October 2024

14/6 Edward Street, Baulkham Hills, NSW, 2153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Updated Living in Private Set Townhouse | Walk to City Express and Metro Bus Stops and Baulkham Hills North School and TAFE NSW Baulkham Hills

This spacious townhouse, situated in a whisper-quiet complex, offers ultra-privacy and a well-designed layout.

Upon entering, you're greeted by a light-filled combined lounge and dining area, thanks to a large window that maintains full privacy.

The casual family room, adjacent to the modern kitchen, seamlessly flows into the backyard, perfect for everyday living.

The kitchen features sleek 40mm granite benchtops, a 4-burner gas cooktop, and quality stainless steel appliances, including a wall-mounted oven, grill, and dishwasher, with ample storage throughout.

The home offers three bedrooms, two with built-in robes, and the master includes a modern ensuite and air conditioning. Both bathrooms boast floor-to-ceiling tiles, stylish vanities, and a fully renovated main bathroom with a frameless shower and bath.

Outdoors, enjoy a large, level backyard with recently landscaped gardens, a pergola-covered sitting area, and a storage shed.

Discover the perfect blend of convenience and lifestyle in this well-located townhouse in Baulkham Hills. Enjoy the ease of walking to Baulkham Hills TAFE just 550 meters away and the Waves Fitness & Aquatic Centre, only 800 meters from your doorstep.

For shopping, Stockland Mall is a leisurely 1.7km stroll, while Castle Towers is a quick 4 min drive.

Families will appreciate being in the catchment area for Baulkham Hills North Public School, just 750 meters away, and having access to nearby private schools like Gilroy Catholic College and St Gabriels Primary School.

With Eric Mobbs Reserve and Sporting Fields a short drive away, you can enjoy outdoor activities at your leisure. Plus, commuting is a breeze with the Castle Hill Metro and direct bus services to the Sydney CBD only 31.8 kilometers away, making this an ideal location for both families and professionals alike.

### Internal Features:

- Light-filled combined lounge and dining area, with an additional family room that flows into the backyard for casual, everyday living.
- Modern design with 40mm granite benchtops, 4-burner gas cooktop, stainless steel appliances, including a wall-mounted oven, grill, and dishwasher, plus ample storage.
- Three bedrooms, two with built-in robes, including a master with ensuite and split-system air conditioning.
- Fully renovated, featuring floor-to-ceiling tiles, stylish vanities with storage, and a frameless shower and bath in the main.

### External Features:

- Private front courtyard and entry to the home, complete with gate.
- Large, level backyard with landscaped gardens, a pergola-covered sitting area, and a garden storage shed.
- Double automatic garage.

### Location Benefits:

- Baulkham Hills TAFE | 550m (8 min walk)
- Waves Fitness & Aquatic Centre | 800m (11 min walk)
- Baulkham Hills Stockland Mall | 1.7km (22 min walk)

- Eric Mobbs Reserve and Sporting fields | 1.9km (3 min drive)
- Castle Towers | 2.5km (4 min drive)
- Castle Hill Metro | 2.5km (4 min drive)
- Sydney CBD | 31.8km (30 min drive)
- Nearest Bus Stop (Baulkham Hills TAFE) | 350m (5 min walk)

School Catchments:

- Baulkham Hills North Public School | 750m (10 min walk)
- Muirfield High School | 4.4km (6 min drive)

Nearby Private Schools:

- Gilroy Catholic College | 1.5km (21 min drive)
- St Gabriels Primary School | 1.4km (19 min walk)
- Baulkham Hills Hill School Selective | 1.6km (21 min walk)

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