

1/22-26 Edward Street, Baulkham Hills, NSW, 2153



Villa For Sale

Wednesday, 14 August 2024

1/22-26 Edward Street, Baulkham Hills, NSW, 2153

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



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Easy Care Villa Living | Walk to City Bus

This charming single level villa offers a bright and airy floor plan with ducted reverse cycle air conditioning, ensuring comfort in every season, and fresh paint throughout. The spacious combined lounge and dining area overlooks the backyard and features a gas point for additional heating options, seamlessly connecting to an inviting courtyard through double stacking sliding glass doors. The kitchen is equipped with gas cooking, quality stainless steel appliances (Smeg oven and Smeg gas cooktop, dishwasher), abundant storage, and a generous bench with a breakfast bar and double sinks. The three well-lit bedrooms, all with built-in robes and soft wool carpeting, provide cozy retreats, with the master suite boasting a private ensuite. The well-maintained main bathroom and ensuite are fitted with showers, toilets, and vanities with storage, with the main bathroom also offering a bathtub. Outside, the courtyard is perfect for year-round entertaining under the pergola, surrounded by low-maintenance hedges and level lawns that provide both privacy and ease of care.

Nestled in a small boutique complex with a premium locale, this single-level villa offers unparalleled convenience with an array of amenities at your doorstep, while enjoying a quiet street setting. Just a quick 4-minute drive to both Castle Towers and Grove Square Mall, and within easy walking distance to Baulkham Hills North Public School and Baulkham Hills Selective High School, you'll find everything you need close by. A mere 500m down the road, a city express bus stop provides an easy commute to work or local shops, while the Castle Hill Metro, only 4 minutes' drive away, adds to the ease of local public transport. Recreational facilities and parks are minutes away, including Eric Mobbbs Reserve, Waves Fitness and Aquatic Centre, and Alfred Henry Whaling Reserve. This home combines comfort with accessibility, making it a rare find in the area and a great opportunity for downsizers, first home owners and investors alike.

Internal Features:

- Expansive and filled with natural light, this space offers a welcoming ambiance, complete with a gas point for additional heating options. The area flows effortlessly to the outdoor courtyard through double stacking sliding glass doors, perfect for entertaining or relaxing.
- A chef's delight, this designer kitchen features gas cooking, premium stainless steel appliances (Smeg oven and Smeg gas cooktop, dishwasher), and abundant cabinetry. The kitchen also boasts a large bench with a breakfast bar, ideal for casual meals, and double sinks for practicality.
- Each of the three bedrooms is generously sized, featuring plush wool carpeting and built-in robes. The master suite provides a serene retreat, complete with its own private ensuite for added comfort and convenience.
- The impeccably maintained bathrooms include both the main bathroom and the ensuite. Both with quality finishings, each are fitted with showers, toilets, and vanities with ample storage. The main bathroom also offers the luxury of a bathtub.
- Additional features include ducted reverse cycle air conditioning, alarm system, security grills, blinds, freshly painted and internal gas points.

External Features:

- The outdoor area is designed for low-maintenance living, featuring a pergola-covered courtyard for year-round enjoyment.
- Surrounded by manicured hedges, this private space also includes level lawns, making it an ideal spot for both entertaining and quiet relaxation.
- Double automatic garage.

Location Benefits:

- Castle Towers | 2.5km (4 min drive)
- Castle Hill Metro | 2.5km (4 min drive)
- Baulkham Hills Stockland Mall | 1.9km (3 min drive)
- Eric Mobbs Reserve and Sporting fields | 1.2km (17 min walk)
- Sydney CBD | 32km (27 min drive)
- City Express Bus Stop (In front of Baulkham Hills TAFE) | 500m (8 min walk)

School Catchments:

- Baulkham Hills North Public School | 350m (5 min walk)
- Muirfield High School | 4.7km (5 min drive)

Nearby Private / Selective Schools

- Gilroy Catholic College | 1.6km (3 min drive)
- St Gabriels School | 1.7km (3 min drive)
- Baulkham Hills Selective High School | 1.5km (20min Walk)

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