

**1/23 Watkins Road, Baulkham Hills, NSW 2153**

MANOR

**Townhouse For Sale**

Thursday, 9 May 2024

1/23 Watkins Road, Baulkham Hills, NSW 2153

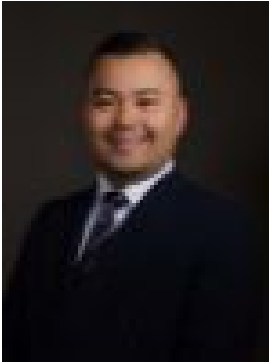
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 417 m2**

**Type: Townhouse**



RINAT TALAT  
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## Contact Agent

Introducing a grand tri-level semi-detached townhouse, boasting an impressive 417 square meters of space, conveniently situated within a stroll's distance to the M2 city express bus stop. This spacious abode offers an exceptional living experience, blending comfort, convenience, and contemporary style. Upon entry, you're greeted by a sprawling living room that opens onto a lush grassed backyard, offering a serene retreat with convenient side access. The heart of the home resides on the middle level, featuring a generously proportioned kitchen equipped with high-quality appliances and abundant storage, overlooking a combined family and dining area that seamlessly extends to a charming balcony. Completing this level is a convenient laundry and powder room, catering to modern living needs. Ascend to the upper level, where a centrally located rumpus room awaits, providing an ideal space for relaxation or entertainment. This level also hosts three expansive bedrooms, including a luxurious master suite boasting a spacious en-suite complete with a bathtub and a double built-in robe. The remaining bedrooms feature built-in robes, with the third bedroom enjoying the added luxury of a private balcony. Ensuring utmost convenience, the ground level encompasses a large double lock-up garage with internal access, offering ample room for vehicles and additional storage. Situated in a coveted locale, this townhouse offers easy access to parks, esteemed schools nestled in the hills, and bustling shopping centers, providing a lifestyle of unparalleled convenience and comfort. Embrace the epitome of contemporary living in this remarkable residence.

**Location Benefits:**  
Yattendan Oval Reserve | 550m (7 min walk)  
Bus Stop | 130m (2 min walk)  
M2 Bus Stop | 700m (9 min walk)  
Baulkham Hills M2 Motorway Entry/ Exit | 1.6km (4 min drive)  
The Grove Square | 1.4km (5 min drive)  
Castle Hill Metro Station | 4.7km (11 min drive)  
Norwest Metro Station | 7.1km (11 min drive)  
School catchment: Winston Hills Public School | 1.4km (2 min drive)  
Model Farms High School | 3.2km (6 min drive)  
Baulkham Hills High School | 2.9km (5 min drive)