



### 19 Luculia Avenue Baulkham Hills NSW

3 2 3

Positioned on a large 913m2 block, this much-loved family home has amazing potential. Owner designed and built to last, this double brick home has been freshly painted, has new carpet and slate floors just resealed.

Size is always a priority and this home has plenty of it with three generous sized bedrooms, formal lounge and dining and an upstairs rumpus area of almost 70m2, which is really a blank canvas! The opportunity to add bedrooms, games area or even home office (STCA) is up to you.

Located in a quiet cul de sac with easy access to great local schools, shops and M2 motorway.

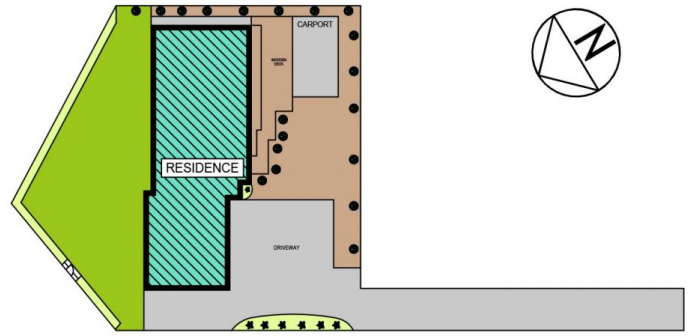
Features include:

? 3 Generous bedrooms all with built-ins

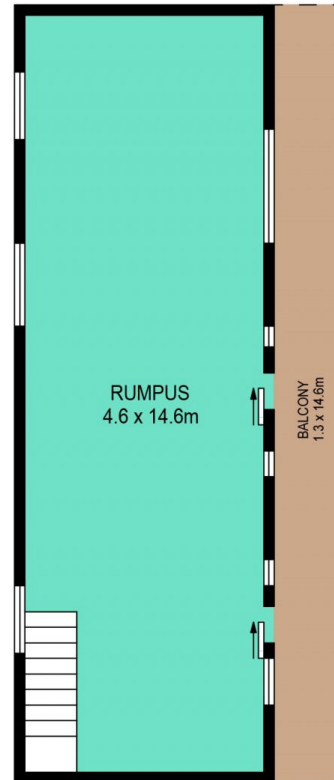
**Land Size** : 913 sqm  
**View** : <https://www.theavenuerealestate.com.au/4802711>



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SITE PLAN



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