

**165 Seven Hills Road Baulkham Hills NSW**

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On offer for the very first time, this family home is positioned on a generous 695sqm block and is conveniently located within walking distance to local parks, schools and transport.

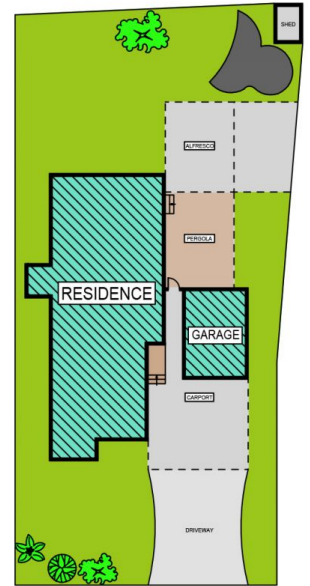
**Land Size** : 695 sqm  
**View** : <https://www.theavenuerealestate.com.au/4812571>

Featuring:

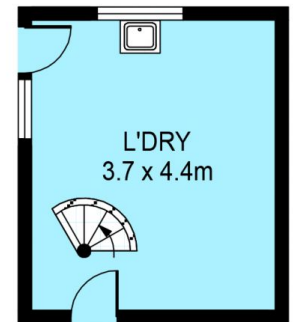
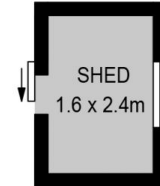
- Matthew Pearce Primary School Catchment Area and walking distance to Model Farms High School
- Three bedrooms with BIR's and polished timber floors
- Well maintained original kitchen and bathroom
- Flexible floor plan with living, dining and entertaining spaces
- Ducted air-conditioning throughout and fans in all bedrooms
- Oversize double carport and drive-thru single lock-up garage



**Chris De Celis**  
**02 9634 3444**



SITE PLAN



TO UNDER HOUSE STORAGE

## 165 SEVEN HILLS ROAD, BAULKHAM HILLS

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.