



**5 Merindah Road Baulkham Hills NSW**

3 2 2

Enjoying a commanding position on an oversized 1088m2 block is this stylishly updated family home. Offering comfortable living inside, the backyard is the star of the show, with an undercover alfresco area, in-ground pool, spa and sprawling rear yard with elevated district views.

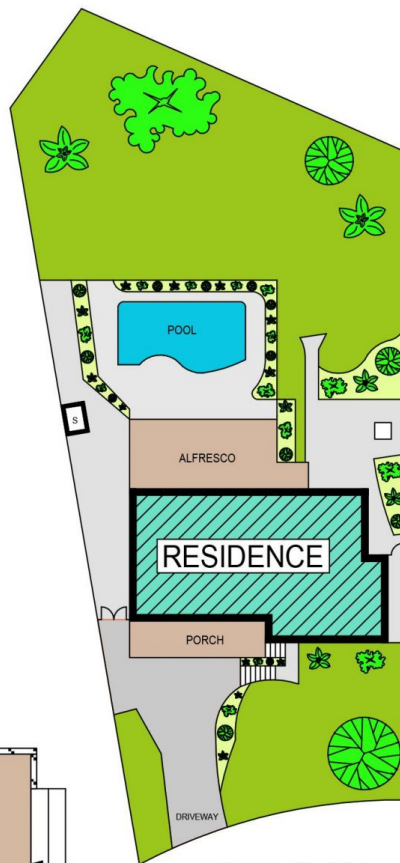
**Price** : \$ 1,785,000  
**Land Size** : 1088 sqm  
**View** : <https://www.theavenurealestate.com.au/6959004>

**Features Include:**

- Modern kitchen with 40mm stone benchtops, Bosch wall oven, induction cooktop, storage for all your favourite wines and space for a wine fridge
- Thoughtfully updated interiors with a neutral colour scheme throughout, polished timber flooring and plantation window shutters
- Generous formal lounge and dining rooms, plus casual meals and lounge area adjacent to the kitchen
- Undercover alfresco deck, perfect for entertaining family



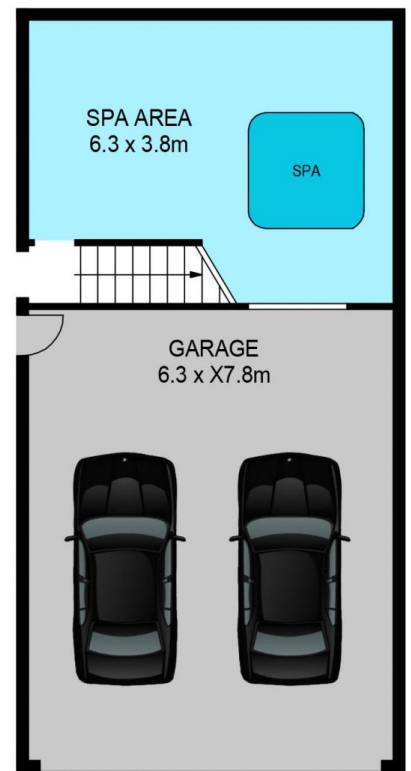
**Steve Cole**  
**02 9634 3444**



SITE PLAN



GROUND FLOOR



LOWER GROUND FLOOR

## 5 MERINDAH 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.

INTERNAL	160sqm
EXTERNAL	65sqm
GARAGE	49sqm