



7 Merindah Road Baulkham Hills NSW

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Offered for the first time in almost 40 years is this much-loved family home. Set on a sprawling 1050m2 corner block, it just could be one of the highest points in Baulkham Hills with amazing views to the Blue Mountains. The formal lounge & dining includes an authentic timber fireplace with a beautiful, exposed brick feature wall, integrating well with the large kitchen and family living area.

Price : \$ 1,475,000
Land Size : 1050 sqm
View : <https://www.theavenurealestate.com.au/7078719>

The accommodation includes three good sized bedrooms with built-ins to the master and second bedroom all with easy access to the main bathroom. Downstairs you'll find a rumpus / games area which could easily convert to a media room or even teenage retreat.

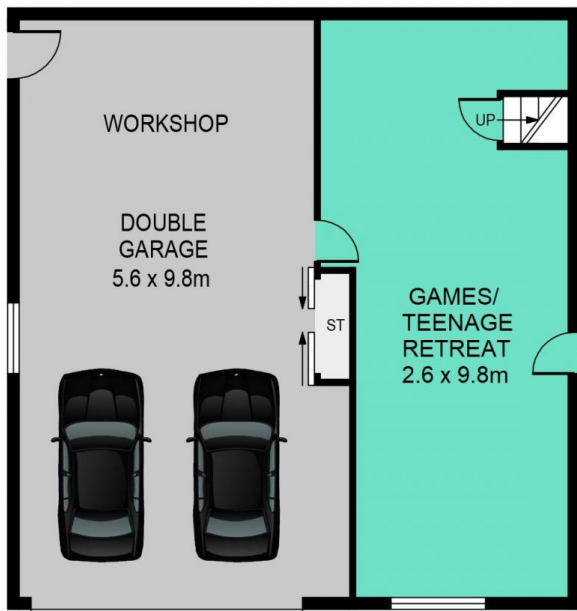


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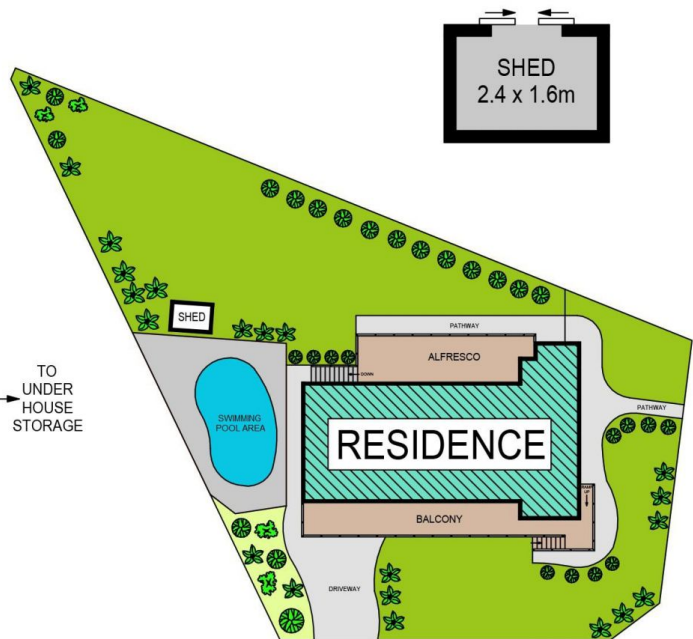
Given the location, there's an amazing opportunity waiting for the right family who can see the potential to make this



GROUND FLOOR



LOWER GROUND FLOOR



SITE PLAN

7 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	171sqm
EXTERNAL	80sqm
GARAGE	52sqm