

## 26 Merindah Road Baulkham Hills NSW

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Perched perfectly at the top of Merindah Road on 929m2 is this beautifully presented family home. Sun drenched and full of potential this home is situated on the high side just minutes' walk to local shops, transport and reserves.

The home offers 3 good sized bedrooms with built ins, bathroom with a separate toilet and an additional toilet in the laundry. There is also a large family/rumpus room with access to the amazing undercover decked area perfect for all the family BBQ's. Oversized double garage allowing for all the storage a growing family needs.

Features include:

- ? Three generous sized bedrooms with built-ins
- ? Large undercover entertaining area
- ? 2 separate toilets

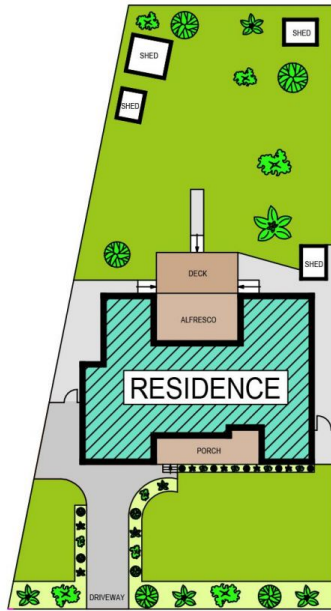
**Price** : \$ 1,580,000  
**Land Size** : 929 sqm  
**View** : <https://www.theavenuerealestate.com.au/7161731>



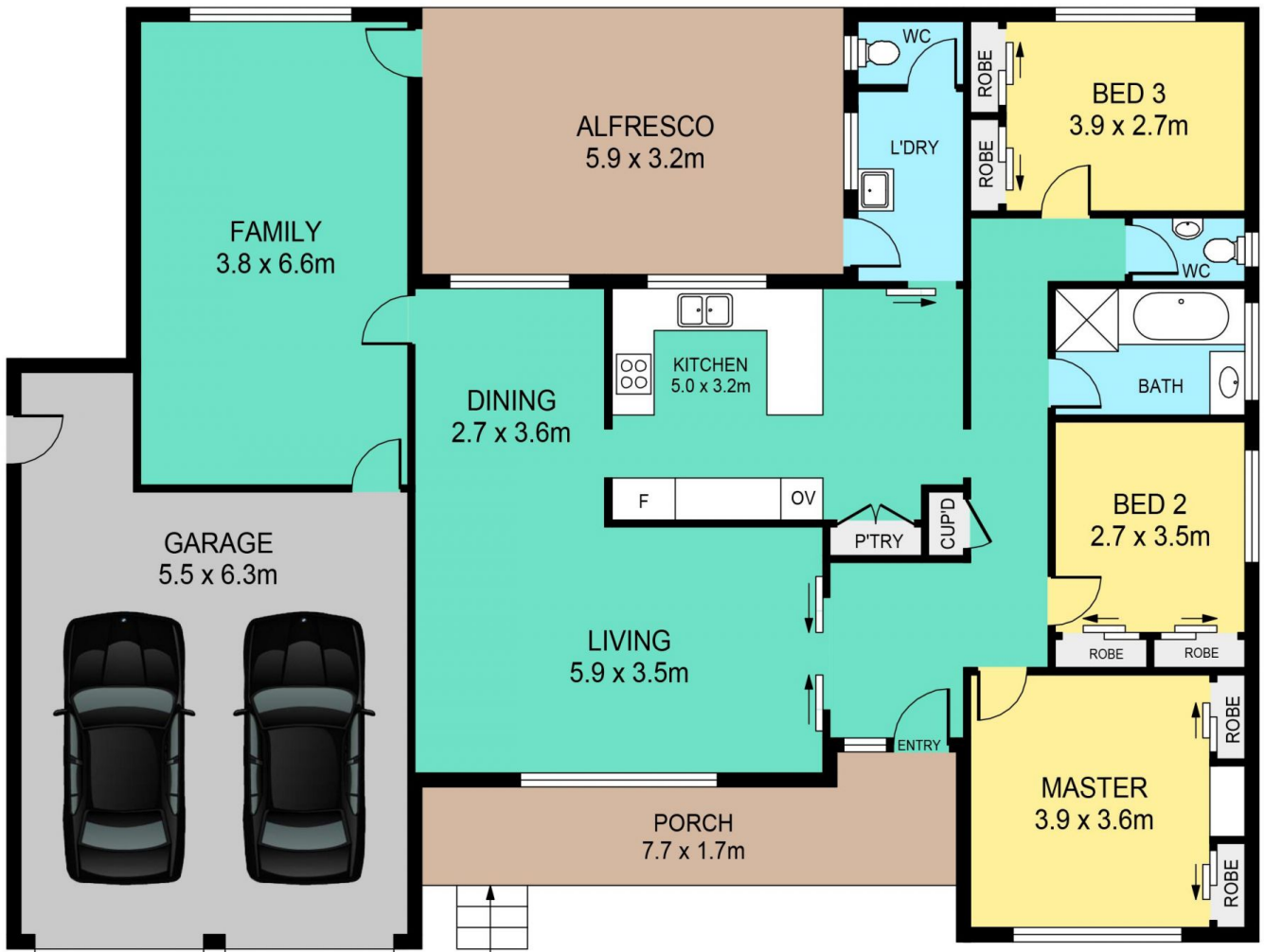
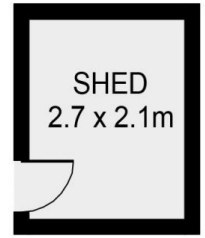
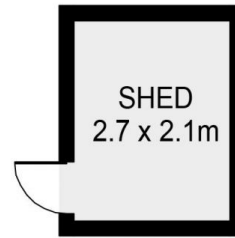
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SITE PLAN



## 26 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	135sqm
EXTERNAL	33sqm
GARAGE	37sqm