

**4 Orchard Street, Baulkham Hills, NSW 2153**



**House For Sale**

Wednesday, 1 January 2025

4 Orchard Street, Baulkham Hills, NSW 2153

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 734 m2**

**Type: House**



Paul Conti

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## Auction

Charming 1950s Single-Level Home in Prime Baulkham Hills Location This centrally located gem offers an incredible opportunity for entry-level homeownership or future development (R3 zoning). Situated on a generous 735 sqm garden block on the high side of a great street, this property combines convenience, potential, and charm. Key Features: \* New Split system Airconditioner \* Potential room for a granny Flat ( Subject to council approval) \* Walk to Stockland Shopping Centre \* Walk to Baulkham Hills Bowling Club \* Baulkham Hills Primary School Catchment \* Muirfield High School Catchment \* Walk to Our Lady of Lourdes Primary School Prime Location: Walk to local schools, parkland reserves, and City bus stops. Just a 2-minute drive to the Barclay Road M2 Commuter Car Park, making your commute a breeze. Generous Block: 735 sqm of R3-zoned land, offering exciting potential for future development. Convenience: Enjoy the ease of single-level living in a well-maintained 1950s-built home. Motivated Sale: With the elderly owner now in a nursing home, we have been instructed that this property Must Be Sold. Don't miss this incredible opportunity to secure a foothold in Baulkham Hills. We look forward to welcoming you to one of our open-for-inspection days! For more details or to arrange a viewing, contact us today.