




Baulkham Hills, NSW 2153, address available on request

Sold - 8/06/2012

House 3  2  2 



## RARE ... NO STRATA FEES

An extraordinary opportunity for those looking to downsize or wanting the many advantages of VILLA STYLE LIVING as this immaculate duplex is certain to impress with its numerous features, outstanding presentation and convenient position. This feels just like a house from the moment you step inside and feel the comfort of ducted reverse cycle air conditioning. EXCELLENT ROOM SIZES make it easy to accommodate your furnishings in the big lounge; the LARGE TABLE fits easily in the formal dining room; you'll enjoy having a FULL SIZE KITCHEN (with dishwasher) adjoined by a spacious family room and yes, there are three full size bedrooms - the main with ENSUITE - AND all this is ON ONE LEVEL! The private courtyard is designed for minimal upkeep with a choice of areas for entertaining and the unique bonus of adjoining a WINE CELLAR with a WET BAR. Other features of note include HIGH CEILINGS, the double lock up garage with auto door, the cul-de-sac position and, of course the rare bonus of no on-going strata fees. A MUST TO SEE!

**Open for Inspection**

By Appointment.

### Listed By

John Partridge

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