

FOR SALE



91/1 Meryll Avenue, Baulkham Hills



SPACIOUS MODERN APARTMENT IN THE HEART OF BAULKHAM HILLS

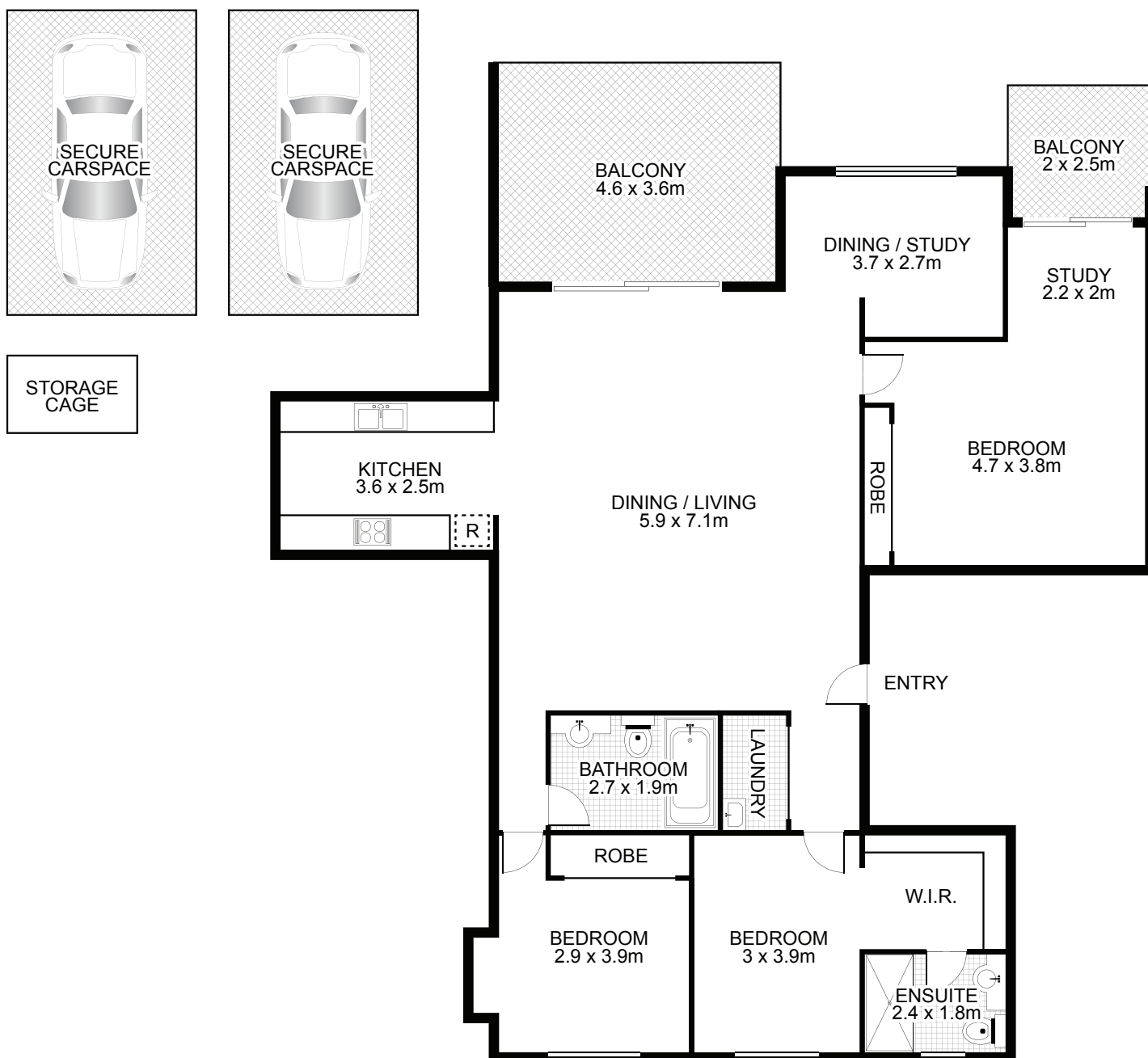
This oversized three-bedroom apartment is located on level 6 in the 'Windsor Gardens' complex features a generous modern layout that extends to multiple balconies with stunning district views. Easy access to the M2/M7 motorway and City CBD & Parramatta buses at your door and a short stroll to Stocklands Mall Shopping centre with restaurants, offering the perfect lifestyle base. The apartment is within school catchment areas for Jasper Road Public School and Model Farms High school.

- Stylish modern kitchen with Caesar stone benches, quality stainless steel appliances and dishwasher
- The master bedroom comes with a study area and an additional private balcony
- Internal laundry with dryer and split-system air conditioning
- Secure under basement car park for 2 vehicles with additional storage



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Property Specifications:

Total Size: 178m²

- 150m² living including balconies (Level 6)
- 2 X 13m² car space (Basement Level 2)
- 2m storage (Basement Level 1)

"Windsor Gardens" was built in 2016

Levies are approximately per quarter:

Strata: \$1,008
Council: \$261
Water: \$172

Strata Manager

Strata Title Management
Ph: 9266 2600