



1/54 Coronation Road Baulkham Hills, NSW

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### Spacious townhome boasting 231sqm in a perfect locale

Ensuring effortless family comfort, this well-appointed residence marries the low-upkeep appeal of a townhouse with the desirable dimensions of a home. Fresh interior updates and a generous three-bedroom layout offer a haven that's ready for today with flexibility for tomorrow, balanced by the relaxed serenity of a peaceful address that's a walk to CBD buses, parks and schools.

**Price:** \$1,030,000  
**Council Rates:** \$306.00 p/q  
**Water Rates:** \$145.71 p/q  
**Strata Rates:** \$869.40 p/q



**Chloe Mawass**

0431 983 240



**Brian Kong**

0435 333 383



GROUND FLOOR



FIRST FLOOR

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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