

27/32-38 Linton Street Baulkham Hills, NSW

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**Sold by "THE NOAKES BROTHERS" 0450 753 268**

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Take advantage of the opportunity to acquire this charming split level two-bedroom villa located in the desirable Baulkham Hills neighborhood. Ideal for first home buyers, downsizers or investors who are looking for a modern and low maintenance home in a great location!

Nestled within a quaint boutique complex, this residence is conveniently situated near a variety of essential amenities such as Grove Square Shops, City buses, reputable local schools, parks, cafes, and straightforward access to major roads.

Features:

- Surrounded by lush greenery is this split level two bedroom villa
- Private front porch and back patio with a small enclosed grassed area
- Modern & renovated kitchen with electric stove, oven with an abundance of storage
- Light filled living room with gas fireplace and floorboards throughout

**Price:** Sold by the Noakes Brothers 0450 753 268  
**Council Rates:** \$284.00 p/q



**Adam Noakes**  
0450 753 268



**Steve Noakes**  
0431 620 422



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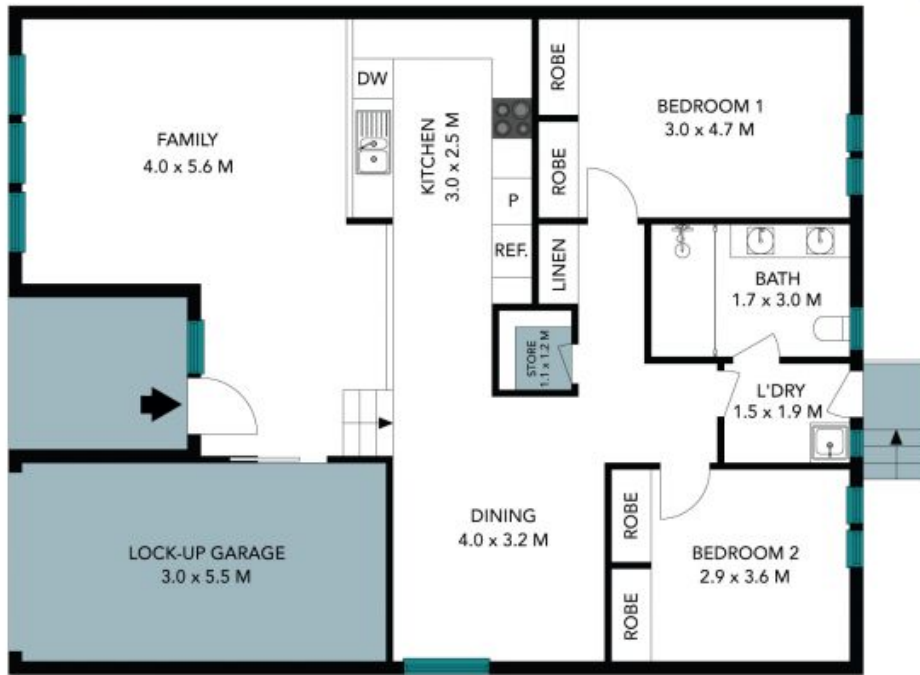


Internal Living: 114 sqm  
External Living: 7 sqm  
Total Living Area: 121 sqm



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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