



WESTONS PROPERTY & CO.



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1 Oakland Avenue Baulkham Hills, NSW

 4  2  2

## When Opportunity Knocks

Westons Property & Co. Presents this expansive 807sqm\* block featuring a flexible floor plan ready to renovate, build your dream home or develop in the future (STCA). Boasting four bedrooms, two bathrooms and double lock -up garage " the opportunities are boundless. Located within convenient access to Sydney and Parramatta CBD whilst in catchment to quality Hills District Schools.

### Block Specs:

- R3 Zoned (Medium Density Development)
- Block Size: 807sqm\*
- Frontage: 26.2 metres\*

### Locations Benefits:

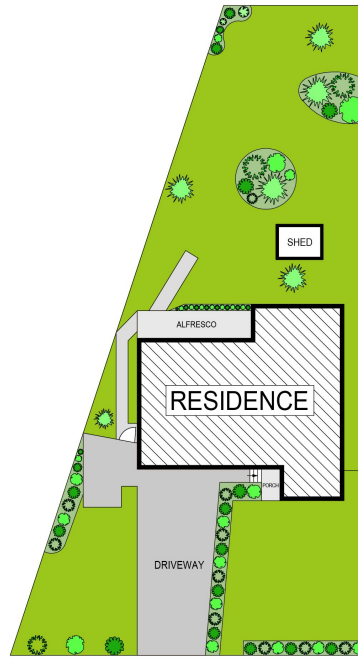
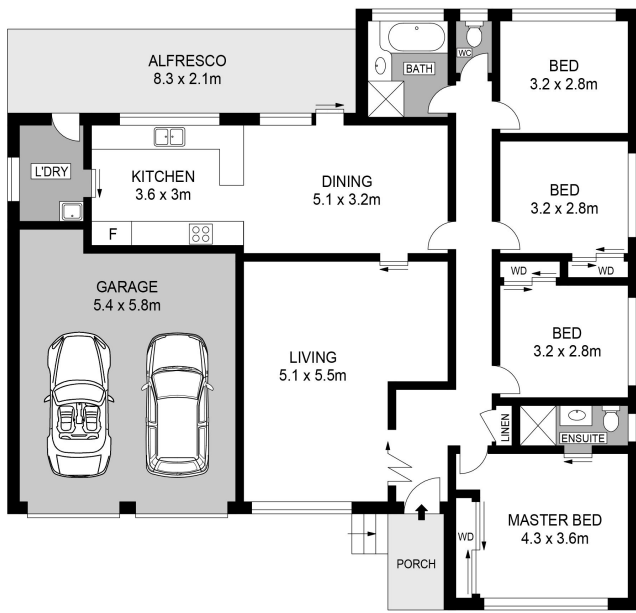
- 1 Min drive to M2 On ramp as well as easy access to Westlink M7
- 2 min walk to bus stop with access to Sydney and Parramatta CBD
- 15 min walk to Grove Square, that offers medical facilities, shopping , post office and caf s
- In catchment to reputable Baulkham Hills Primary

## Auction Guide | \$1,500,000

<b>Inspect</b>	: Wednesday, 1st May 2024 4:45 - 5:15 Saturday, 4th May 2024 3:45 - 4:30
<b>Auction</b>	: Saturday, 4th May 2024
<b>Details</b>	: On Site at 4:30pm
<b>Type</b>	: House
<b>Land</b>	: 807 m2

**Mary Khalil**

0432 598 314



SITE PLAN (NOT TO SCALE)



1 Oakland Avenue, Baulkham Hills

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