



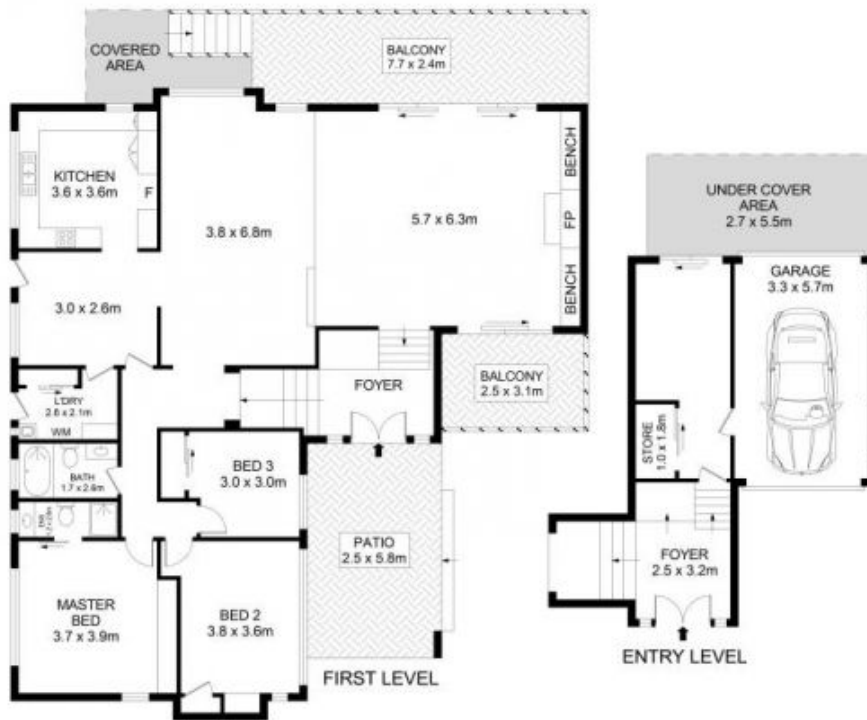
## 22 Benwerrin Avenue Baulkham Hills NSW

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Quietly set on a generous 930sqm block in Baulkham Hills, this address offers family convenience and huge potential. Light-filled open plan living zones create a relaxing family environment while an extra room with built-in storage downstairs offers potential as a home office or teenage retreat. The renovated kitchen looks out to the yard and boasts stone style benchtops and stainless-steel appliances. A large covered balcony flows from the dining zone and overlooks the saltwater pool.

A clever layout separates the bedrooms from living areas, with all bedrooms including integrated storage. The master bedroom also enjoys the luxury of an ensuite. Buses are available from the top of the street and it's a short walk to schools, Crestwood Reserve and the Norwest metro station, making life easy for busy families.

**Price** : \$ 1,385,000  
**Land Size** : 930 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/baulkham-hills/residential/house/5924734>



SITE PLAN  
(NOT TO SCALE)

## 22 Benwerrin Drive, Baulkham Hills

### Disclaimer

Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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