



# guardian



## 12 Canyon Road Baulkham Hills NSW

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Full of opportunity in a peaceful Baulkham Hills position, this original three bedroom cottage is ready for a transformation. Choose to renovate the existing residence or knockdown and build your dream home.. The existing floorplan offers two separate living zones and an original kitchen with plenty of potential. The block enjoys a near North-facing aspect and a frontage suited to building a variety of home designs.

Three large bedrooms make up the formal accommodation of the home. A bathroom complete with a bathtub serves the home, while a downstairs laundry includes an extra toilet for convenience. This ultra-convenient address is an easy stroll to City buses, local schools and Stockland Mall.

- ? Generous 697sqm parcel in a convenient pocket
- ? Original full brick cottage with high ceilings

**Price** : \$ 1,420,000  
**Land Size** : 697 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/baulkham-hills/residential/house/6847759>

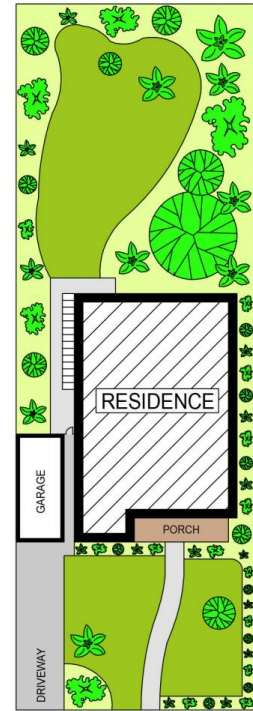
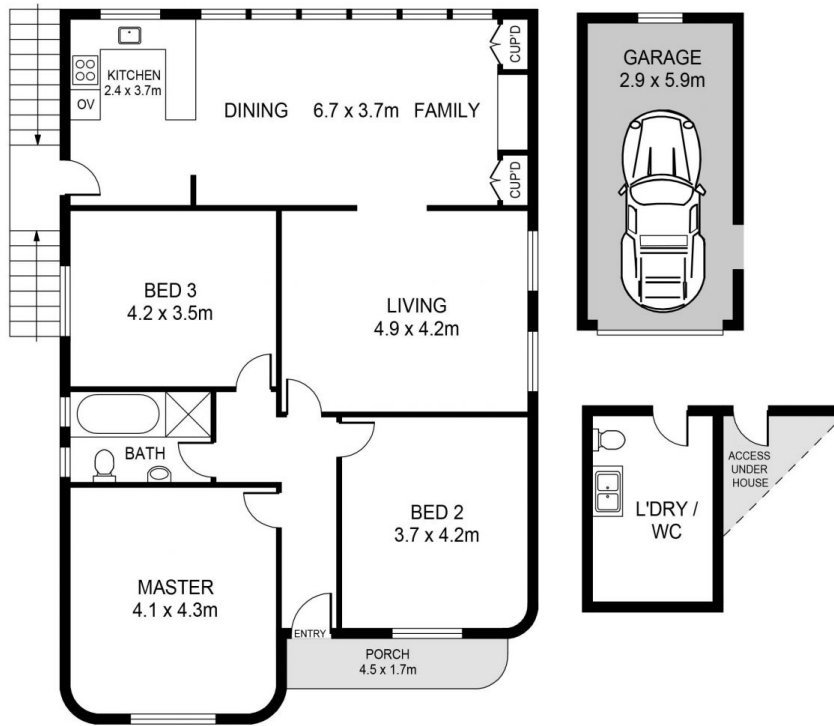


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SITE PLAN



## 12 CANYON ROAD, BAULKHAM HILLS

### DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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