



# guardian



## 15 James Street Baulkham Hills NSW

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Full of opportunity in a prime location, this property is ideal for developers or a family searching for a Hills setting to create their dreamy haven. Currently positioned on the parcel is a neat single level home with potential for renovation. The home boasts a single level floorplan which features a living zone, separate family room, and combined kitchen and dining zone. Accommodation consists of three sun-soaked bedrooms.

Alternatively, the address could present as an opportunity to knock down the existing dwelling and build your dream home. As the property is also R3 zoned, it may also appeal to developers or savvy investors. Promising a lifestyle of ultimate convenience, this address is a short 6 minute stroll to City buses and an 8 minute walk to Grove Square. It is also only 9 minutes from Castle Towers and Castle Hill metro station, and within easy access to the M2 and

**Price** : \$ 1,600,000  
**Land Size** : 784 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/baulkham-hills/residential/house/77429>  
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### 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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