# 4B Dorothy Court, Baulkham Hills

## Property Information Sheet

As your local real estate sales professionals, we are pleased to provide you with important facts, features and recent sales relevant to the above property.

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| Total Size | 291 sqm |
| Internal Size | 123 sqm |
| Age of Property | Built 1995 \| 31 Years (approx.) |
| Aspect | North-West Facing |
| Heating/Cooling | Split System A/C & Ceiling Fans |
| Car Parking | Single Lock-Up Garage |
| NBN Availability | Yes – Hybrid Fibre Coaxial (HFC) |
| Rental Appraisal | $700 per week (approx.) |
| Nearest Bus Stop | 650m away – Windsor Rd via Coolock |
| Nearest Train Station | Hills Showground – 6 Minute Drive |
| Strata Rates | $375 per quarter (approx.) |
| Council Rates | $424.70 per quarter (approx.) |
| Water Rates | $216.53 per quarter (approx.) +usage |
| Primary School Catchment | Crestwood Public School |
| High School Catchment | Crestwood High School |

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