



4 Bed | 2 Bath | 6 Car | 1050sqm

Auction Details

- Auction - 20th October, 2022 - 6PM
- Castle Hill RSL - Luxe Room
- Flexible settlement terms may be negotiated in writing between solicitors prior to auction if required

Land Size

- 1,050sqm (approx)

Parking

- 6 car concrete driveway with 3.5m side access

Air conditioning

- Ducted reverse cycle 3 zones
- Split system air con in family living area

Utilities

- NBN connected
- Alarm system
- Gas kitchen

Financials

- Rates - \$398 (per quarter)
- Electricity - \$400 (per quarter)
- Water - \$243 (per quarter)

Transport

- Castle Hill Metro Station
- Sydney CBD 33kms (approx)
- Bus stop (Directly opposite)

Rental Return

- \$750 - \$800 Main property
- \$500 per week (granny flat)

Schools in Vicinity

- Excelsior Public School Catchment
- Model Farms High School Catchment
- Baulkham Hills High School
- Crestwood High School
- Gilroy Catholic College
- Castle Hill Public School
- Sherwood Ridge Public School
- Samuel Gilbert Public School
- Oakhill Drive Public School

Property Status/Information

- 173sqm Internal (approx)
- Property built in 1900 (approx)
- Self contained granny flat
- Heritage Listed

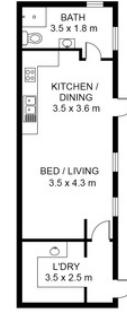
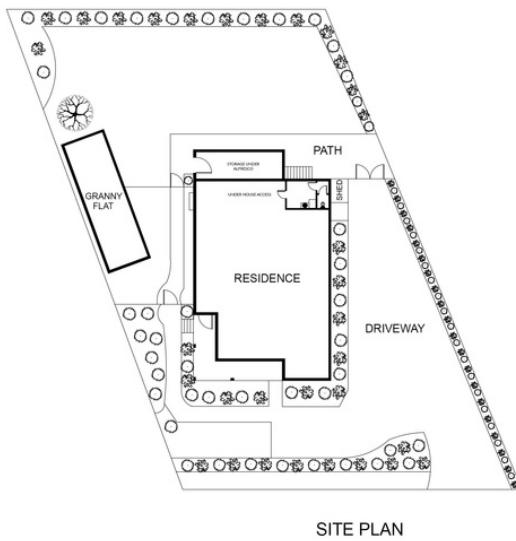


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All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

Living and Internals

- High federation ceilings throughout with skylight upon entry hallway
- Original Heritage with extension
- Formal & Informal dining areas
- Electric fire place with sandstone façade
- Pine original floorboards
- Original front door with stained glass windows
- Window hoods on front and side windows display elaborate fretwork brackets
- Main bathroom with Jacuzzi
- Undermount ducted

Self Contained Granny Flat

- Recently built (9 months)
- 45sqm floor area
- 2.6m ceilings
- Oversized laundry with ample storage and sink
- Stainless steel gas appliances
- Floor to ceiling tiled bathroom with floating vanity
- Colourbond roofing with private access

External features

- Federation bungalow with front verandah featuring incised timber posts and fretwork valence.
- Roof of slate with Terra Cotta ridging and finials
- Weatherboard / Slate external
- Underground storage leading under the home
- Large flat grassed backyard
- Original wrap around porch with main bedroom access
- External downstairs Laundry with separate toilet

Local Landmarks

- Castle Hill RSL Club
- Castle Towers Shopping Centre
- Victoria Avenue Home Hub
- Museums Discovery Centre
- Norwest Private Hospital
- Knightsbridge Shopping Village
- Castle Hill Library
- Short Walk to Castlewood Reserve and Greenup Park
- Castle Hill Heritage Park
- Showground Road entertainment center/ Bella Vista Farm



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