



# guardian



## 1 Mitchell Park Road Cattai NSW

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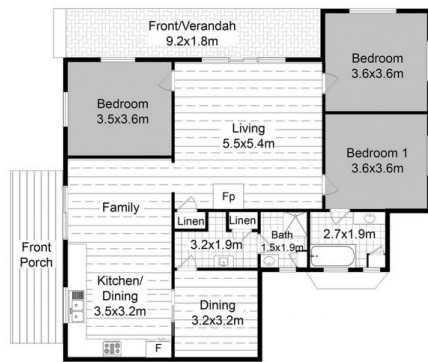
Two arable acres (approx) and a corner block with a dual street frontage are just the start of this semi-rural property in Cattai. It offers incredible potential to rebuild and capitalise on its tranquil lifestyle surrounded by a bushland and river playground. Granite benches and stainless steel appliances feature in the updated kitchen which serves two separate living spaces. Timber floors transition from the brightly-hued living rooms to three sizeable bedrooms. A bathtub-ensuite comes with the master bedroom, which has been recently refreshed.

Presenting an ideal blend of rural peace and privacy, this home promises access to desirable amenities. It is moments to golf, a boat ramp for Hawkesbury River access, under 10 minutes to the new Box Hill town centre and close to Rouse Hill Town Centre and trains. Cattai Public School and buses are only a few 100 metres away

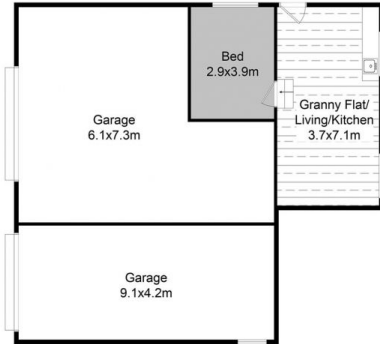
**Price** : \$ 1,035,000  
**Building Size** : 120 sqm  
**Land Size** : 7531 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hawkesbury/cattai/residential/acrea-gesemirural/5303918>

<https://www.guardianrealty.com.au>

534 Old Northern Road Dural NSW  
02 9651 1666



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own inquiries.



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