



guardian



44A Excelsior Avenue Castle Hill NSW

3 2 2

Saturated with natural light and privately set, this oversized Torrens title duplex offers spacious and central Hills living. Perfect for first home buyers or downsizers, the ground floor offers versatile light-filled living spaces including a formal lounge, dining room and separate family room adjacent to kitchen which open up to a delightful tiled covered alfresco. Granite benchtops frame the centrally set kitchen with breakfast bar seating and a gas cooktop. Outside a private, low maintenance and flat backyard provide space for children or pets to enjoy.

Formal accommodation upstairs consists of three freshly carpeted, queen-sized bedrooms with integrated storage. The master suite enjoys the privacy of an ensuite and a walk-in wardrobe. The bright main bathroom includes floor-to-ceiling tiles and a bathtub. With Castle Towers and metro only a 5-minute drive away, convenient living is

Price : \$ 1,450,000
Land Size : 309 sqm
View : <https://www.guardianrealty.com.au/sale/nsw/hills/castle-hill/residential/semi-detached/6889667>



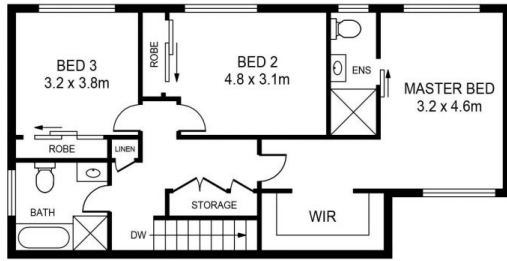
Grant McEnally
0414 968 460



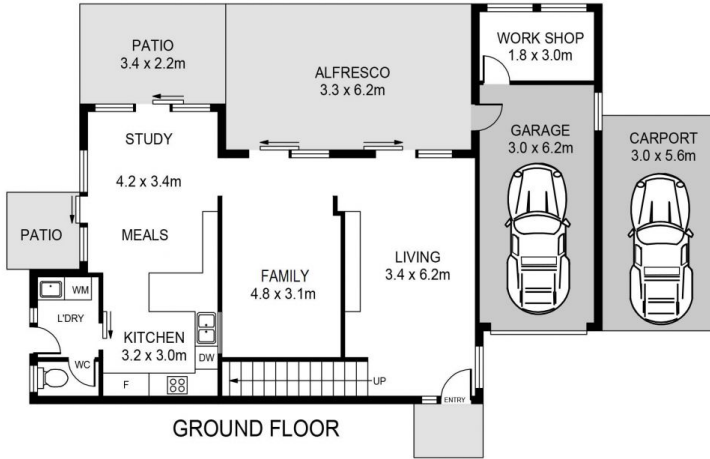
Katia Serra
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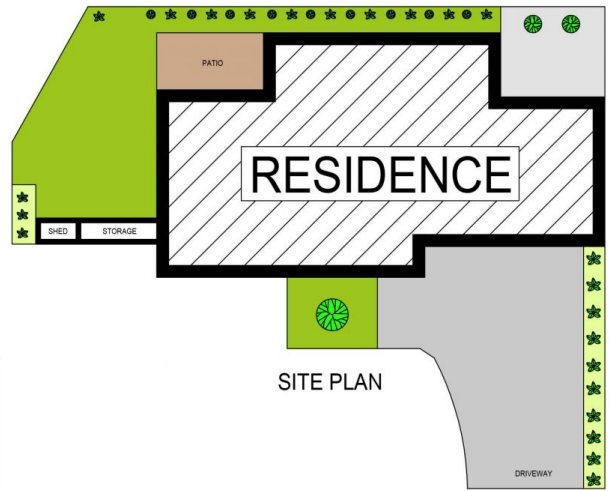
258 Old Northern Road Castle Hill NSW
02 9659 5222



FIRST FLOOR



GROUND FLOOR



SITE PLAN



44A EXCELSIOR AVENUE, CASTLE HILL

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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