



### 3 Surrey Avenue Castle Hill NSW

5  3  2 

Quietly located within a prized Castle Hill pocket, this dual level home offers an abundance of living space along with potential for transformation into an ultimate family haven. Boasting a flexible floorplan inclusive of a formal lounge and dining zone to the right of entry, the residence is ideal for growing families. The neat kitchen includes plenty of cupboard space, ample bench space and modern cooking appliances. A rear courtyard presents as a canvas to create an entertainers' delight which could possibly include a covered alfresco and barbecue area.

The upper level boasts four well-sized bedrooms with built-in storage included in each. A renovated ensuite adds luxury to the master bedroom while a generous main bathroom prime for renovation serves the remaining accommodation. A lower-level bedroom offers potential for guest accommodation or as a home office. Promising a

**Price** : \$ 2,225,000  
**Land Size** : 923 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/castle-hill/residential/house/7694908>



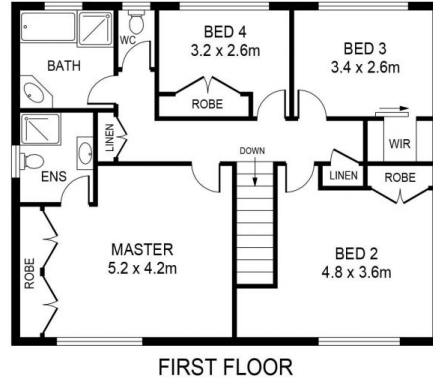
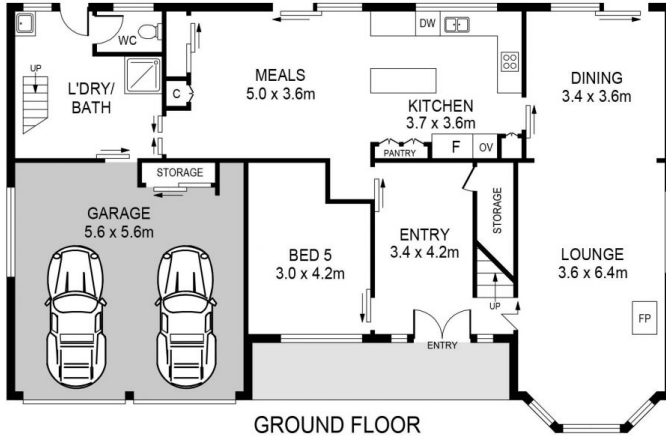
**Simon Kowald**  
0407 433 660



**Luke Browning**  
0431 378 280



SITE PLAN



### 3 SURREY 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 INQUIRES.

