



## 46 & 48 Showground Road Castle Hill NSW

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Located right in the heart of Castle Hill, this large 2,040 sqm parcel of prime R3 zoned land is an enviable development opportunity. The parcel is an ideal purchase for developers or builders seeking space to create a high-return townhouse complex (STCA). Knock down the existing two homes to make way for a contemporary complex appealing to family starters, first home buyers, downsizers or investors.

This site is surrounded by other townhouse complexes, with no apartments on either side or behind the address. This ideal location is a short 100m walk to buses, a 650m walk to Castle Towers and 950m walk to Castle Hill metro station. It's also handy to Norwest Business Park, Parramatta CBD and only 37 minutes from Sydney CBD.

? Large 2,040 sqm parcel perfect for townhouses

**Price** : For Sale  
**Land Size** : 2040 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/castle-hill/residential/land/7787111>



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