



**17a Kingussie Avenue Castle Hill NSW**

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Discover your ideal property without the burden of strata levies! This Torrens title duplex, strategically situated on the elevated side of the coveted Balintore Drive precinct, beckons with its desirable features. Boasting three generous bedrooms, the master comes complete with a walk-in robe and ensuite, while the other two bedrooms offer built-in storage. Additionally, there's a convenient separate study or a fourth bedroom on the lower level.

The expansive living spaces include a formal lounge and dining room, complemented by a tiled meals/family area adjacent to the well-appointed timber kitchen. Outside, a delightful north-facing rear, complete with a spacious covered pergola, provides a perfect setting for relaxation. The property also features a private rear yard, a grassed area, and practical amenities such as a split air-conditioning unit downstairs, ducted air-conditioning

**Price** : \$ 1,700,000  
**Land Size** : 473 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/castle-hill/residential/house/7882159>



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**Disclaimer**

Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.