






## CASTLE HILL

4  3  2 

Peacefully positioned on 1,473sqm in a wide, tree lined street in the sought after East Excelsior pocket is this generously proportioned tri-level family residence. Boasting four spacious bedrooms plus a separate study, there are built-in robes to all the bedrooms and a total of three bathrooms plus an additional separate toilet. Family sized living areas have been catered for with a formal lounge room with vaulted ceilings, formal dining room, a rumpus room with timber floorboards and a downstairs billiards room featuring a bar. The large entertainers balcony overlooks the sizeable in-ground pool and the oversized grassed yard is perfect for the children to play a game of footy or have a cricket match. Other features include a double lock-up garage with internal access and ducted air-conditioning. Ideally positioned for convenience with a children's park in the street, a short distance to Eric Mobbs reserve, Castle Towers, public transport and schools.

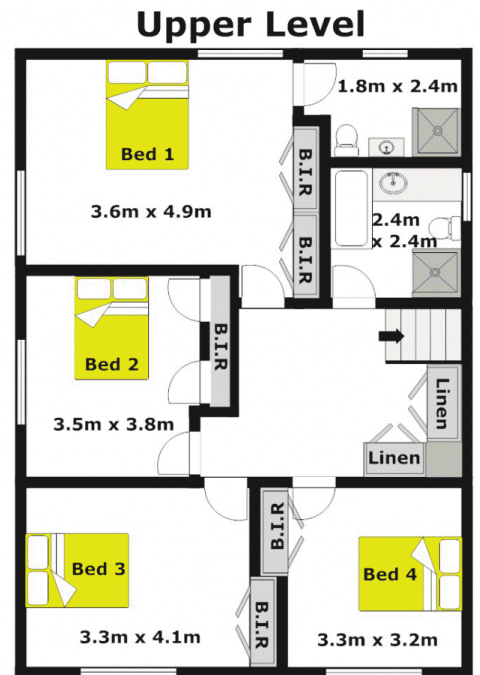
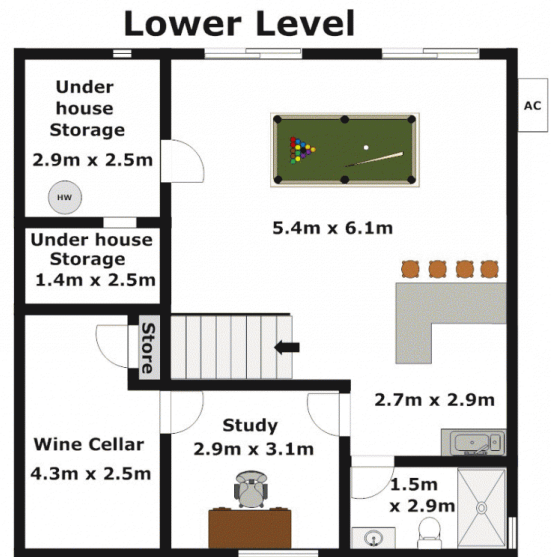
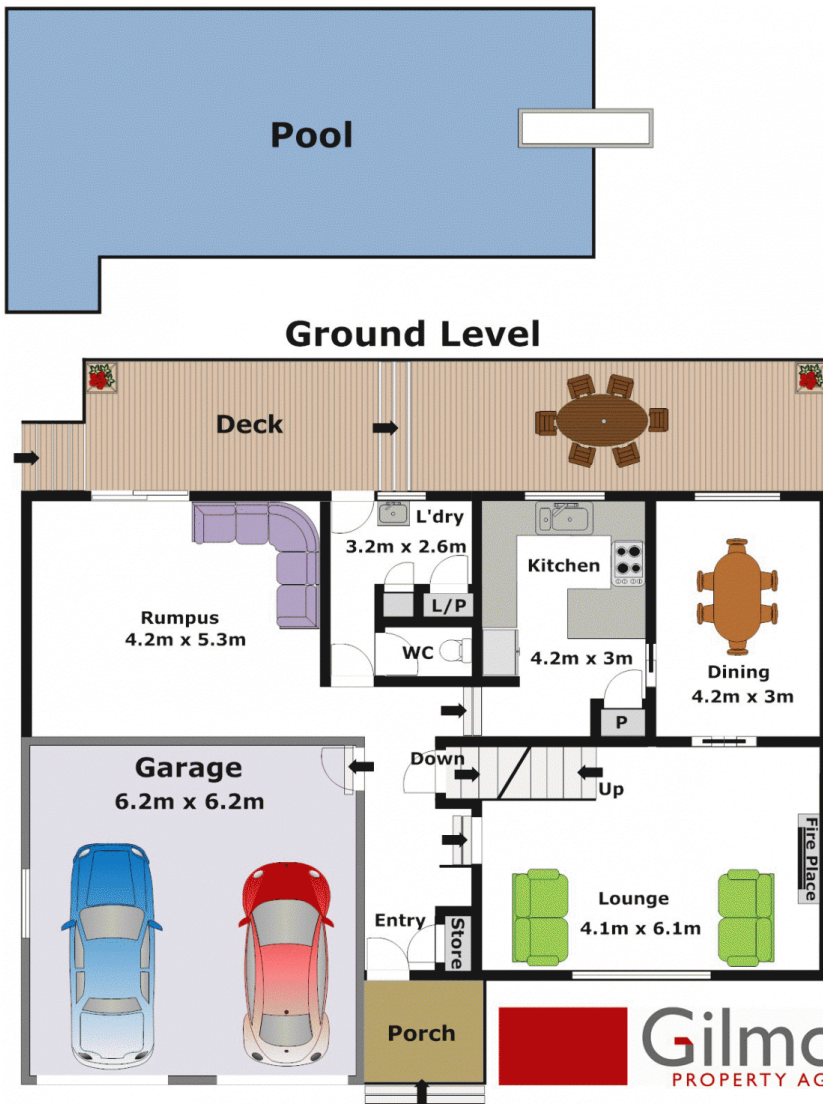
**Land Size** : 1473 sqm

**View** : <https://www.gilmour.com.au/sale/nsw/hills/castle-hill/residential/house/5620197>



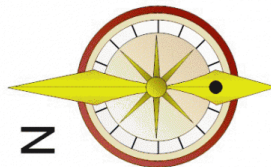
**Gilmour Property Agents**  
**02 9899 3311**

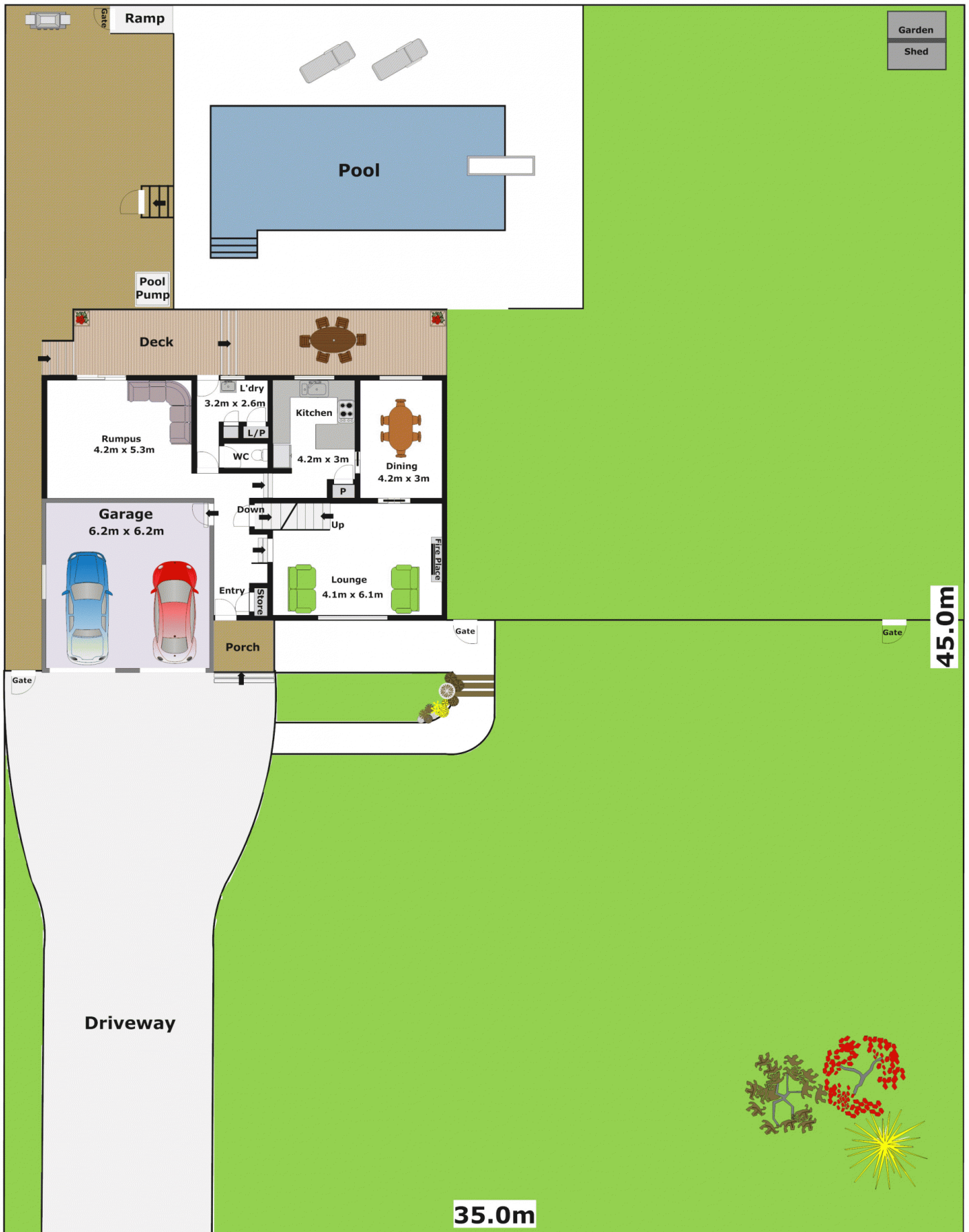




**DISCLAIMER:**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for any error, omission, or misstatement. This floor plan is intended as a guide only, for representation purposes only, and should be used as such by any prospective purchaser. No guarantee or warranties can be given, and any person using this information should rely on their own enquiries.





**Disclaimer**

Dimensions are approximate and should only be used as a guide, they are not to scale and no liability will be accepted.



**Gilmour**  
PROPERTY AGENTS