

**15 Gindurra Avenue, Castle Hill, NSW 2154**



**House For Sale**

Tuesday, 14 May 2024

15 Gindurra Avenue, Castle Hill, NSW 2154

**Bedrooms: 5**

**Bathrooms: 3**

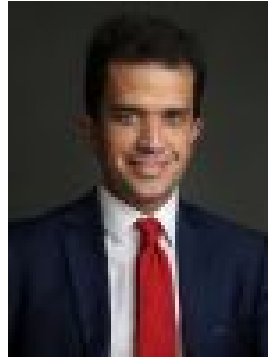
**Parkings: 2**

**Area: 727 m2**

**Type: House**



Reza Zad Mohammadzad  
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## Auction

First time in the market, this lovely two storey family home is located in the sought after suburb of Castle hill. Situated in the high side of a quiet street and within a short stroll to quality schools, City express bus, Showground Metro station, Kellyville Village, Castle Towers. This home is perfect for a growing family! The layout is spacious and accommodating, with separate areas for relaxation and entertainment. The renovated and modern kitchen with stone benchtops, stainless steel appliances, walk in pantry, will be a delight for any chefs and busy family. The convenience of a fifth bedroom with full bathroom on the ground floor is perfect for guests, extended family, elderly parents. Upstairs, the four spacious bedrooms with built-ins, along with the master suite featuring a walk-in robe and ensuite, provide ample space for everyone in the family. The addition of a study nook is a practical touch, especially for those who work or study from home. The full length balcony with privacy blinds offering greenery views is the ideal spot to catch the early morning sunrise and enjoying a cup of coffee. It also serves as an ideal spot for winding down for a quiet evening. The external features, including the expansive covered entertaining area and private backyard, offer plenty of opportunities for outdoor enjoyment and relaxation.

**Accommodation Features:**

**Ground Floor:**

- Formal lounge and dining area, great for entertaining guests or enjoying family meals.
- Family room off the kitchen, opening to the big steel framed under covered patio with aluminium floor and privacy blind, is ideal for relaxing and spending time together.
- Generous rumpus room, serves as an entertainment or living area.
- Modern kitchen with stone benchtop, lots of storage area, stainless steel cooktop and oven, ducted stainless steel exhaust, walk in pantry.
- Fifth bedroom next to a full bathroom, Ideal for guests or as a home office.
- Internal laundry with laundry chute.
- Double lock-up garage with remote doors and internal entry.

**First Floor:**

- Four spacious bedrooms with built-ins.
- Master suite with a walk-in robe and ensuite.
- Study nook, Perfect for working or studying from home.
- Main bathroom with separate shower and bathtub, and separate toilet.
- Large balcony with greenery views for enjoying your morning coffee with a lovely outlook.

**External Features:**

- Expansive covered entertaining area with aluminium decking floors and outdoor screen privacy blinds, Ideal for all year gatherings and parties.
- Private backyard with established fruit trees.
- Nice front garden with manicured hedges adds curb appeal to the home.

Completed with ducted air-conditioning (upstairs), 3 Split systems (downstairs), Ducted vacuum system, Internal gas outlets, new carpet (upstairs), new floorboards (downstairs)

**Location Benefits:**

- City Bus: 750m
- Buses to metro station: 750m
- Hills Showground Metro Station: 2km
- Kellyville Village: 1.5km
- Norwest Business Park: 3km
- Castle Towers: 3.4km
- Fred Caterson Reserve: 800m

**School Catchments:**

- Sherwood Ridge Public School: 1.7km
- Kellyville High School: 2.1km
- Nearby Private/Selective Schools:
- William Clarke College: 1km
- St Angela's Primary School: 1.1km
- Baulkham hills High School (Selective): 5.2km
- Oakhill College: 6km

**Municipality:** The Hills Shire Council  
**Council Rate:** \$438 pq (approx.)  
**Water Rate:** \$171.41 pq (approx.)  
**Land Size:** 727sqm (approx.)