

**17a Kingussie Avenue, Castle Hill, NSW 2154**



**Sold House**

Monday, 22 January 2024

17a Kingussie Avenue, Castle Hill, NSW 2154

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 473 m2**

**Type: House**



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**\$1,700,000**

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 upstairs, and ceiling fans in all bedrooms. Notable touches like roof insulation, mains gas connection, and a single lock-up garage with internal access door add to the property's allure, complete with an additional undercover car spot.

- Torrens title duplex with no strata levies
- Separate study or fourth bedroom downstairs
- Expansive living areas, formal lounge, and dining room
- North-facing rear with a covered pergola, private yard, and grassed area
- Roof insulation, mains gas connection, single lock-up garage with internal access

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.