

**22 Dresden Avenue, Castle Hill, NSW 2154**



**Sold House**

Wednesday, 25 October 2023

22 Dresden Avenue, Castle Hill, NSW 2154

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 714 m2**

**Type: House**



Simon Kowald  
0407433660



Luke Browning  
0431378280

**\$1,900,000**

Occupying a prized location backing onto a peaceful reserve, this single level residence offers space and potential. The delightful floorplan features a generous living room on entry as well as a combined kitchen and dining zone. Well-sized and centrally-set to make outdoor dining a breeze, the kitchen features a built-in pantry, ample bench space and stainless-steel cooking appliances. A covered veranda accessible from the dining zone overlooks the enormous backyard which is both child and pet friendly. Formal accommodation consists of three well-sized bedrooms with built-in wardrobes in two. The renovated bathroom features quality fixtures including floor-to-ceiling tiles and a separate toilet for convenience. This ultimate address is a short stroll from buses, Anson Place Reserve, Excelsior Public School and Coolong Reserve. It's also only 3 minutes from Hills Showground metro station, 4 minutes from Norwest Business Park and 6 minutes from Castle Towers. • Flat 714 sqm parcel in a leafy street • Renovate existing home or build your dream • Freshly painted, timber flooring, split system a/c • Ideal family starter or downsizer, extra toilet with external access • Zoned for Excelsior Public School and Crestwood High School 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.