

4 Kingussie Avenue, Castle Hill, NSW 2154



House For Sale

Saturday, 16 December 2023

4 Kingussie Avenue, Castle Hill, NSW 2154

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 875 m2

Type: House



Paul Woolford

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\$2,300,000

Ideally positioned in a prized cul-de-sac location within the prestigious Balintore Estate, this warm and inviting home boasts a practical layout for the growing family. Freshly presented to give it a smart modern feel, the residence offers spacious formal and casual living zones extending to an oversized covered entertaining alfresco area overlooking the sunny rear yard. Proudly set on a manicured 875m² garden block you are within minutes to quality schools, shops, transport and recreational options including local reserve and Castle Hill Heritage Park.

Property Features:

- Spacious formal lounge room and formal dining room
- Everyday zones consist of casual dining and spacious living room flowing to the outdoors
- At the heart of the home is the well-appointed kitchen featuring stone tops, plenty bench and storage space
- Master bedroom enjoys tree tops views and features walk in robe and ensuite
- Three well-proportioned bedrooms all complete with built in robes
- Family bathroom with bathtub, shower and separate toilet services the upstairs accommodation with third toilet conveniently positioned on lower level
- Large study or 5th bedroom ideal for guests staying over
- Oversized alfresco pergola with pitched roof offers a private retreat to relax or entertain any small or large gathering
- The sunny established rear yard presents a wonderful haven to create your own garden oasis
- Double lock up garage with internal access
- Additional features include ducted reverse cycle air conditioning, new LED lighting throughout, freshly painted with neutral palette and new carpets

Location Benefits:

- Within the catchment for sought-after Samuel Gilbert Public School and Castle Hill High School
- Easy access via car or bus to other reputable schools including Oakhill College (3.8km) and William Clarke College (5.5km)
- Local Knightsbridge shopping centre with Woolworths is 1.9kms away
- Only a short 3.1km drive to Castle Towers shopping, dining, entertaining & transport precinct with Castle Hill Metro station and bus interchange
- Hills Showground Metro station with ample parking – 3.5kms
- Local bus & city bus services on Gilbert Road – 210m stroll
- Local Kingussie Avenue Reserve and only minutes to Castle Hill Heritage Park with walking trails, BBQ and playground

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