

**5/42 Kerrs Road, Castle Hill, NSW 2154**



**Sold Townhouse**

Tuesday, 2 April 2024

5/42 Kerrs Road, Castle Hill, NSW 2154

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 186 m2**

**Type: Townhouse**



James Laing  
0297628888



Reza Zad Mohammadzad  
0297628888

## Contact agent

Set within a tranquil complex, this townhouse offers a serene haven for its residents, characterized by a majority of owner-occupiers. Stepping inside, freshly laid carpets add a cozy touch to the living areas complemented by a split-system air conditioner ensuring comfort throughout the year on the ground floor. A bright living room, seamlessly connected to a meals area overlooking the backyard, provides a relaxing backdrop for dining. The kitchen boasts abundant cupboard space, electric cooking and a dishwasher, and a convenient breakfast bar. Upstairs, two bedrooms await, each adorned with new carpeting and equipped with built-in mirrored robes, the master bedroom offers a private ensuite and balcony access. Both bathrooms feature floor-to-ceiling showers, vanities with storage, and the main bathroom includes a sumptuous bath. Outside, the low-maintenance concrete backyard met with a tiled verandah and established gardens and trees, creating a calming retreat ideal for relaxation and outdoor gatherings. Nestled in the heart of Castle Hill, this charming townhouse boasts convenience and accessibility, being walking distance to most local amenities. Situated just a short stroll away from the lush greenery of Coolong Reserve and dog park, perfect for families to enjoy with kids and pets. Commuters will appreciate the proximity to transportation hubs, with Hills Showground and Castle Hill Metro, and City Bus stops within easy reach. For families, educational options are in abundance, falling into the Excelsior Public School catchment and with prestigious private institutions like Gilroy Catholic College and St Gabriels School nearby. With shopping and entertainment at Castle Towers a mere stone's throw away, and the Sydney CBD a manageable commute, this residence offers the perfect blend of suburban tranquility and urban connectivity.

**Internal Features:-** Freshly laid carpets and freshly painted to create a cozy ambiance in the living and dining areas, while a split-system air conditioner ensures comfort throughout the year on the ground floor.- With ample cupboard space and electric cooking facilities, including an oven with grill and dishwasher, the kitchen also features a convenient breakfast bar for casual meals.- Both bedrooms are adorned with new carpeting and equipped with built-in mirrored robes, with the master bedroom offering the added luxury of a private ensuite and balcony access as well as split system air conditioning.- Each bathroom boasts floor-to-ceiling showers and vanities with storage, with the main bathroom featuring an indulgent bath for relaxation.- The low-maintenance concrete backyard, surrounded by established gardens and trees, is complemented by a tiled verandah, providing a tranquil outdoor retreat perfect for relaxation and entertaining.- Additional features include new carpets, split system air conditioning and new ceiling fans

**External Features:-** Private entry with a gated courtyard leading to the front door.- Boutique complex of only 10 Townhouses. - The low-maintenance concrete backyard, surrounded by established gardens and trees, is complemented by a tiled verandah, providing a tranquil outdoor retreat perfect for relaxation and entertaining.- Deep single garage with internal access has space for a car and storage.

**Location Benefits:-** Coolong Reserve | 450m (6 min walk)- Hills Showground Station | 1.4km (18 min walk) - Castle Towers | 1.9km (5 min drive)- Castle Hill Metro | 1.8km (4 min drive)- Waves Aquatic Center | 1.5km (3 min drive)- Sydney CBD | 33.9km (36 min drive)- City Bus (Old Northern Rd) | 850m (13 min walk)

**School Catchments:-** Excelsior Public School | 1km (14 min walk)- Crestwood High School | 2.6km (6 min drive)

**Nearby Private Schools:-** Gilroy Catholic College | 500m (7 min walk)- St Gabriels School | 900m (13 min walk)- William Clarke College | 4.6km (9 min drive)

**Municipality:** The Hills Shire Council

**Garage Area:** Single Garage with additional storage space.