

57 Castle Hill Rd, West Pennant Hills, NSW 2125

CROLL

House For Sale

Tuesday, 4 June 2024

57 Castle Hill Rd, West Pennant Hills, NSW 2125

Bedrooms: 4

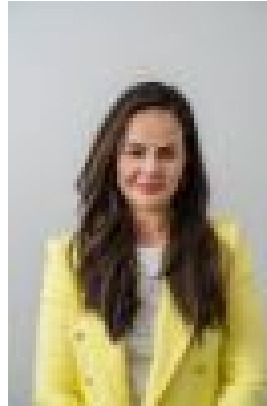
Bathrooms: 4

Parkings: 4

Type: House



Andrew Croll  
0299087777



Lucia Romanos  
0416266237

## Contact agent

Estate Sale - Under Instructions from the Executors This substantial family home presents a two-storey floorplan of generous proportions throughout. Extensive use of glazing invites abundant natural light at every angle, taking in the leafy, green grounds and evoking a peaceful and tranquil ambience. On entry a covered portico welcomes you while a large vestibule hints at the mid-century inspired design elements which await. Original ornate floor tiling and classic timber parquetry effortlessly marry to the textured linen/wool and flocked wallpaper and pannel wall finishes. Those with an appreciation for considered design applications will admire this show-piece offering scope to update and add modern conveniences and personal style. The upper level presents the master suite, casual living plus three additional bedrooms. Extensive grounds both front and rear offer a number of alfresco entertaining quarters... there is even a lovely chicken coup ready to welcome your brood. A fabulous family home In a pocket of West Pennant Hills surrounded by quality homes and only moments to the Cherrybrook Metro station, highly desirable local schools and shopping facilities this property will indelibly reward in lifestyle, convenience, and potential. This is a unique opportunity to acquire a residence with park-like gardens in a highly desirable and rapidly developing North Western suburb. Large parcel of land with expansive front & rear grounds Two storeys presenting multi-use rooms, flexible floorplan Mid-century inspired magic with abundant natural light Showcasing hand-crafted, bespoke cabinetry throughout Feature wood panelling and exposed timber ceiling beams Grand welcoming entrance with large foyer on arrival Formal lounge with spectacular sandstone feature fireplace Formal dining room adjoins living with captivating views Second dining room flows to al-fresco entertaining area Family room with breeze-way flows on both sides to terraces Opportunity for large home office or rumpus room config Original kitchen with built-in seating and ample storage Master bedroom with ensuite and stunning walk-in robe Casual living adjoins three bedrooms all with BIR's Several bathrooms throughout including separate WC's Large family-sized laundry with direct access to outdoor Air-con in family room with adjoining modern bathroom Extensive storage; under house wine cellar/storage room Carport with workshop plus o/s parking for four cars Solid brick build home, undergone recent refresh in/out Close to commercial and shopping precincts/amenities Desirable local schools including Carlingford High Close to both Kings School and Tara transport stops Walk to local shops, 10 mins drive to Castle Towers Easy access to transport options & M2 freeway to CBD Scope & potential (STCA) to create your forever home

Approximate quarterly outgoings: Council rates: \$565 Water rates: \$171 TOTAL: \$736 per quarter

Auction: On Site, 12:30pm Sat, 29 June 2024

Details: Andrew Croll 0409 530 133 or [andrew@croll.com.au](mailto:andrew@croll.com.au) [andrew@croll.com.au](mailto:andrew@croll.com.au)

Solicitor: Toby Carter and Gigi Wong, McCabes Gigi Wong: 02 8023 7988, Level 38, 25 Martin Place Sydney NSW 2000, [toby.carter@mccabes.com.au](mailto:toby.carter@mccabes.com.au); [gigi.wong@mccabes.com.au](mailto:gigi.wong@mccabes.com.au)

A copy of the contract for this property can be downloaded from the Croll Real Estate website

Please note we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers/tenants must rely on their own enquiries in this regard. We will not accept any liability for any incorrect representation(s) claimed to be made that has not been confirmed in writing with the agent prior to the purchaser/tenant exchanging contracts.