

# 76 Roxborough Park Road, Castle Hill, NSW 2154

MANOR

## Sold House

Wednesday, 17 April 2024

76 Roxborough Park Road, Castle Hill, NSW 2154

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 708 m<sup>2</sup>

Type: House



SCOTT DUNGER  
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Mark Hughes  
0296395833

**\$2,115,000**

Graced with a fresh and bright ambience throughout its single level floorplan and overlooking serene parkland, this tranquil abode promises a lifestyle of comfort and convenience. Presenting a perfect opportunity for growing families to secure a fabulous family home in a community focused neighbourhood, this residence will leave a lasting impression from its neat interiors to its large outdoor spaces which offer a haven for relaxed living. Enviably situated within a short stroll of the newly renovated, state of the art, Waves Fitness and Aquatic Centre, there is plenty of opportunity for weekend recreation and rejuvenation at your doorstep. Freshly painted, newly carpeted and beautifully maintained, this light-filled three bedder is ready to welcome its new owners and offers plenty of scope to update, renovate or rebuild over time. You'll be impressed by the low maintenance layout which includes a private home office, plenty of storage, an updated kitchen with meals area and a cosy lounge and dining space. Step outside to enjoy the appeal of the north-facing rear yard which includes a covered alfresco dining space with a lofty pitched roof pergola, perfect for year-round entertaining. The sparkling salt water pool is grand in proportions and designed with entertaining in mind. There's also ample space for the kids and pets to play in the fully-fenced yard. Property features: \* Three bedrooms with integrated storage \* Private home office \* Well-appointed updated main bathroom with spa bath \* Updated electric kitchen with adjoining meals area \* L-shaped lounge and dining space \* Large laundry room with additional shower and toilet \* Covered alfresco dining area and sparkling salt water pool \* Rainwater tank, mature garden and shed \* Generous sized garage with additional storage space \* Freshly painted and new carpet throughout \* Daikin reverse cycle ducted air conditioning \* 25m walk to Castle Hill, Parramatta buses (604) \* 170m walk to Waves Fitness and Aquatic Centre \* 400m walk to Excelsior Public School \* 2.2km walk to The Grove Square Shopping Centre and Castle Towers shopping precinct and Metro Train Station \* Within the Model Farms High School Catchment Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.