

**17 Patrick Avenue, Castle Hill, NSW 2154**

**House For Sale**

Wednesday, 26 June 2024



17 Patrick Avenue, Castle Hill, NSW 2154

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Area: 930 m2**

**Type: House**



Daniel Llamas  
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Ana Bujak  
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## Just Listed

Nestled in a serene and family-friendly neighbourhood, this expansive family home is your chance to create your dream oasis. Positioned in a tree lined street and an enviable location, this is not one to be missed. Offering an expansive floorplan with connected family rooms leading to the heart of the home, the kitchen is fitted with Tasmanian Oak cabinetry and ample storage space. Flowing through to the yard, the alfresco area overlooks the oversized grassed yard, a blank canvas to envision an entertainers paradise. Boasting 5 bedrooms, an allocated study nook and a quality home with great bones, this property has an abundance of potential and is filled with character and charm. Location is the pinnacle of the many features being walking distance to Castle Hill High School and Primary School, making it ideal for families. Enjoy the convenience of being a short stroll away from shops, schools, transport and other local amenities. 5 Bed 1 Bath 2 Car | 930m<sup>2</sup>- Castle Hill High School & Primary School catchment- Expansive family home with 23.3m frontage- Large rectangle, flat block with oversized yard- Bright and light sun filled interiors- 10 minute walk to Castle Towers & Metro- 200m to Castle Hill RSL- 3 Minutes to Fred Caterson Reserve Avoid missing out on another fantastic Castle Hill opportunity - Call Daniel Llamas or Ellen Woodward TODAY! Our recommended and award-winning broker: Daniel Pym 0412 838 490 <https://broker.loanmarket.com.au/loan-market-castle-hill/> Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given to or by Ray White Castle Hill or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.