



40 George Mobbs Drive Castle Hill, NSW



Prime position with potential

Standing in a commanding position in the coveted East Excelsior Estate this generous and solid family residence is surrounded by greenery and exudes tranquillity.

Built to last you can update, renovate or reinvent to suit your family's lifestyle and profit in the future. Ideally suited for in-law accommodation or working from home.

- Four car garage with work bench, sep W/C, 3 phase power & 415v outlets ideal for tradesmen/hobbyist
- 923sqm block with private vine covered walls
- Offering four bedrooms with the option for a fifth or studio
- Spacious living domains and covered entertaining area with built in BBQ
- Country style kitchen provides room for the whole family
- Three bathrooms and an additional W/C in garage
- Billiard and bar room, ideal for a teenage retreat or in-law accommodation
- In-ground saltwater swimming pool and spa in a private oasis

Price: \$1,310,000
Council Rates: \$450.00 p/q
Water Rates: \$177.00 p/q



Tony Didd

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Jane Booty

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The site plan and floor plan are not to scale, measurements are indicative and in meters. Shades and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.





The floor plan is not to scale, measurements are indicative and in meters. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of water elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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STONE