



13 Lewis Court Castle Hill, NSW



## Spacious, delightfully private family entertainer on 1,113sqm

Set on a sprawling 1,113sqm parcel at the end of a prestigious East Excelsior Estate cul-de-sac, this generously proportioned single level residence is a first-class family dwelling destined to remain practical. This leafy address promises a blissful lifestyle with everyday convenience, in the proximity of Castle Towers, Castle Hill & Showground Metro Stations and quality public and private schools.

- Refreshed with polished timber floors in lounge/dining areas and fresh paint
- Move-in ready, offering fantastic potential for value-adding enhancements
- Multiple zones to live and entertain in, with private entertainer's courtyard
- Wonderfully private setting, featuring lush lawns and landscaped gardens
- Thoughtfully designed layout, with separate lounge, dining, and family areas
- Gourmet gas kitchen with timber cabinetry and flowing to inviting outdoor area
- All new Ducted air conditioning, and newly updated quality kitchen appliances and dishwasher
- Four comfortable bedrooms include a generous master with a WIR and ensuite.

**Price:** \$2,150,000

**Council Rates:** \$472.00 p/q

**Water Rates:** \$180.00 p/q



**James Ramsay**

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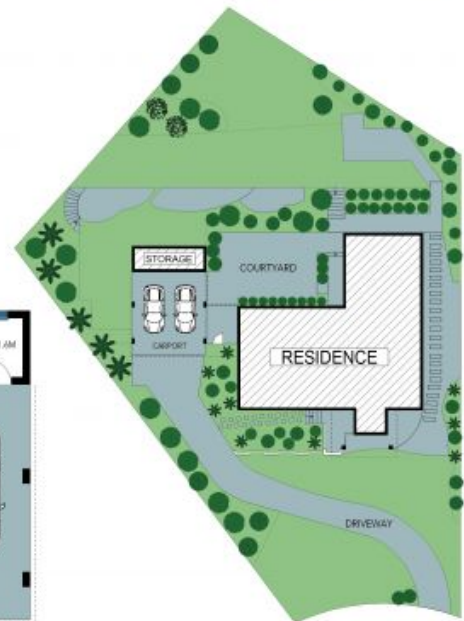
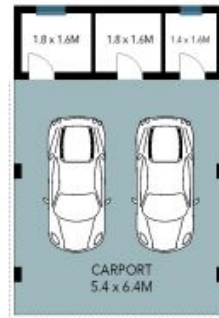


**Douglas Kim**

0451 509 211

13 Lewis Court  
Castle Hill

STONE



SITE PLAN



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees 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.