



40/8-14 Mercer Street Castle Hill, NSW



### Convenience with style

Spacious in every way this 182m2 full brick apartment occupies a sunny corner position and treed outlook. Security guaranteed, it is nestled in a quiet and private position within 'The Grove' boutique complex in the heart of Castle Hill offering an ultra-convenient location to Metro, Shops and Schools. Freshly painted it is move-in ready.

- Modern kitchen with stone benches, stainless steel appliances & gas cooking
- Spacious Master bedroom with ensuite, ceiling fan & built in robe
- 2nd bedroom with direct access to balcony, super-sized BIR & ceiling fan
- Expansive living & dining flowing out onto a private balcony with a treed outlook
- Covered, private balcony with a sunny northerly aspect
- Solid full brick construction, high ceilings, detailed cornice, air-conditioning, double-glazed windows & doors, quality throughout
- Fully tiled main bathroom & good-sized separate laundry with dryer
- Double lock up garage in secure underground car park, visitor parking & wash bay

**Price:** \$955,000  
**Council Rates:** \$255.00 p/q  
**Water Rates:** \$268.45 p/q  
**Strata Rates:** \$1,141.40 p/q



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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.