



22 Ridgescrop Drive Castle Hill, NSW



## Lasting impressions

First time offering this much-treasured family home in the heart of the sought-after 'Knightsbridge Estate' which presents in good condition. Ready for your family to move in and make it your own in time as there is scope for improvements and future gain.

Conveniently located just a 500m walk to Knightsbridge Shopping Centre, with great cafes, across the road to Samuel Gilbert Public School and transport facilities, and nearby the popular Fred Caterson Sporting complex where you will enjoy the scenic bushwalking trails.

- 750sqm block with 20m frontage & great street appeal
- Recently painted inside & out, near new carpet & lighting
- Generous formal lounge room with feature fireplace; separate formal dining
- Centrally located kitchen, electric cooking & dishwasher
- Tiled casual meals & family area with a flow through to rumpus
- Additional enclosed sunroom overlooking compliant in-ground pool

**Inspect:** Saturday, 4th May 2024 12:00 - 12:30

**Auction:** 11/05/2024 10:00 am

**Price:** Guide: \$1,950,000

**Council Rates:** \$422.00 p/q

**Water Rates:** \$171.41 p/q



**Jane Booty**

0412 207 452



**Viviane Mylott**

0438 983 615



Ground Floor



First Floor



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.



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