



31 Lockhart Avenue Castle Hill, NSW

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Proportions and prestige in the serene New England enclave

Elegantly posed behind a neatly hedged 24m garden frontage and dual driveway, this classical family home's inviting street presence is met by function and sophistication inside through a series of spacious living, entertaining and accommodation options. Its English-style rear gardens provide a spectacular sense of escape and finale to its grandiose 923.2sqm parcel, which sits in the reputable Samuel Gilbert Primary and Castle Hill High School catchments.

- Carpeted formal lounge and dining domain lined by French window front views
- Separate downstairs room for an optional fifth bed, study or additional living
- Casual living/meals domain serviced by rear yard access and a guest bathroom
- Pristine kitchen enhanced with brand new stone benchtops and splashback
- Carpeted queen beds with built-ins, ensuite and walk-through robe to master
- Graceful rear yard with carriage lights, a dining pergola and in-ground pool
- Daikin ducted air con, under-stair storage closet plus a top floor linen press
- Double lock-up garage with a workshop, internal and rear drive-through access

Inspect: Thursday, 9th May 2024 12:00 - 12:30
Saturday, 11th May 2024 10:00 - 10:30

Auction: 18/05/2024 04:45 pm

Price: Auction Guide \$2,400,000 - \$2,500,000

Council Rates: \$440.00 p/q

Water Rates: \$171.41 p/q



James Ramsay

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Jessica Zhou

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31 Lockhart Avenue,
Castle Hill



FIRST FLOOR



GROUND FLOOR



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.