



55 Sherwin Avenue Castle Hill, NSW 3  1  1 

### SOLD by Jane Booty & Viviane Mylott

Conveniently located in the heart of Castle Hill, this neat as a pin, single level little beauty set on a near level 701.9sqm block with wide frontage offering a new owner the potential to build their dream home or gain in the future. Walking distance to both Showground & Castle Hill Metro stations, Castle Towers, schools, restaurants, medical facilities & everything Castle Hill has to offer.

**Price:** \$1,300,000  
**Council Rates:** \$425.00 p/q  
**Water Rates:** \$178.00 p/q



**Jane Booty**  
0412 207 452



**Viviane Mylott**  
0438 983 615



The site plan and floor plan are not to scale; measurements are indicative and in meters. Boxes 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.

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The floor plan is not to scale; measurements are indicative and in metric. 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 exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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