

13 BROOKFIELD WAY, CASTLE HILL, NSW, 2154

# Hills Prestige



## FOR SALE

### BEAUTIFUL FAMILY SANCTUARY OF GENEROUS PROPORTIONS

Exuding a graceful high side presence, this timeless family home unveils an exceptionally spacious design incorporating generous dimensions and a prized north facing low maintenance backyard. Created for outstanding family comfort, the layout boasts elegant multiple living zones, a dedicated home office, ample accommodation and a grand main suite. Its highly sought-after quiet street is close to Kellyville Plaza, William Clarke College, St Angelas Primary School, Showground Metro and Castle Towers.

- Spacious formal lounge and dining room of timeless style
- Open plan family and dining room accented with tall glass
- Inviting rumpus and fabulous sunroom for all year entertaining
- Sun drenched level lawns and easy care gardens on façade
- Beautiful stone and gas kitchen features stainless steel oven
- Kitchen includes breakfast bar, dishwasher and corner pantry
- Defined study, spacious bedrooms, built-in or walk-in robes
- Two main bedrooms, one has rain shower ensuite with bath tub
- Classic modern main bathroom offers bath tub and separate w/c
- Powder room, ducted air conditioning and gas heating points
- Large underhouse storage, new paintwork and new LED lights
- Light and airy ambiance enhanced by neutral colour scheme
- Garage with internal entry, driveway parking, alarm system
- Surrounded by fine quality homes in family focussed enclave
- Close to city bound buses, Norwest Business Park and HomeCo.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are

5 BED | 2 BATH | 1 CAR

PRICE:  
Auction

OPEN FOR INSPECTION:  
May 23 at 11:00am - 11:30am  
May 24 at 2:00pm - 2:30pm



**David Choy**  
**0411196328**  
davidchoy@hillsprestige.com.au  
www.hillsprestige.com.au