

31 YERRIEBAH PLACE, CASTLE HILL, NSW 2154

Hills Prestige



FOR SALE

EXPANSIVE DESIGNER RESIDENCE COMMANDS ELEVATED 909SQM

Commanding an elevated 909sqm parcel at the end of a quiet cul-de-sac, this expansive designer home showcases a voluminous layout of incredible family appeal. Striking interiors with 2.7m high ceilings reveal a flowing selection of living and dining spaces with banks of wall-to-wall stacking glass doors offering seamless connection to a covered alfresco setting and swimming pool of idyllic privacy. Basking in a prized north to rear aspect, its sought-after location is zoned for Samuel Gilbert Public School.

- Tiled floors and feature fireplace exude contemporary luxury
- Flowing ground floor with designated living and dining areas
- Wall-to-wall glass opens for seamless indoor/outdoor flow
- Covered outdoor entertainers' terrace in manicured gardens
- Concrete resort style swimming pool with deluxe water feature
- Front alfresco setting basks in elevated district outlook
- Sleek Caesarstone kitchen showcases waterfall benchtops
- All stainless Miele appliances including an induction cooktop
- Flexible guest/media room, home office with separate access
- Bedrooms fitted with built-ins, fans and plantation shutters
- Upstairs rumpus for teens or additional living/media area
- Primary bedroom reveals dual crafted ensuite, walk-in wardrobe
- Contemporary bathroom showcases stylish floor-to-ceiling tiles
- Frameless glass shower, luxury freestanding bath, separate w/c
- Ducted air conditioning, security alarm, plentiful storage
- Oversized double lock-up garage, scope for mezzanine storage
- Close to Castle Hill Heritage Park and Castle Hill High School
- Easy access to Castle Towers, Knightsbridge shopping village
- Moments to Hills Showground Metro and Norwest Business Park

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

6 BED | 3 BATH | 2 CAR

PRICE:
Auction

OPEN FOR INSPECTION:
Jun 6 at 10:00am - 10:30am
Jun 7 at 10:00am - 10:30am



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DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor plan created by Onebox Media.



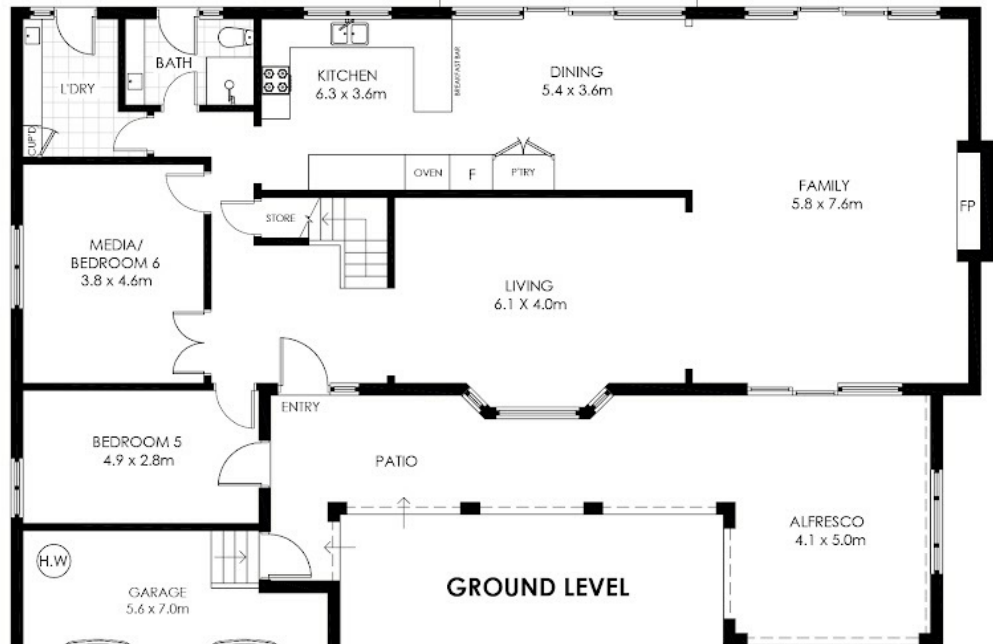
SITE PLAN (NOT TO SCALE)



FIRST LEVEL



ALFRESCO
5.4 x 4.7m



GROUND LEVEL

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.