37 GEORGE MOBBS DRIVE, CASTLE HILL, NSW, 2154

Hills Prestige









# SOLD

## SOLD BY DAVID CHOY. CALL 0411196328 FOR MORE DETAILS

Positioned within the tightly held East Excelsior Estate, this appealing single-level residence presents an outstanding opportunity for families, owner-occupiers and downsizers seeking comfort, space and future potential in one of Castle Hill's established pockets.

Recently painted inside and out, the home is ready to enjoy immediately while offering exciting scope to personalise, extend or completely transform in the future, subject to council approval. Set across a practical single-level floorplan, it features five bedrooms and two updated bathrooms, providing exceptional flexibility for growing families, guests, multigenerational living or those requiring dedicated work-from-home space.

Occupying an impressive approximately 753sqm parcel with a wide approximately 25m frontage, the property provides a rare combination of generous land, easy living and future possibilities.

- Rare single-level residence in the sought-after East Excelsior Estate
- Approximately 753sqm parcel with an impressive approximately 25m frontage
- Five well-proportioned bedrooms offering excellent flexibility
- Two updated bathrooms
- Freshly painted interiors and exterior
- Timber flooring through the main living areas
- Stone kitchen appointed with quality Miele appliances
- Double carport plus ample off-street parking
- Comfortable and ready to move straight into
- Excellent scope to renovate, extend or rebuild STCA
- Potential for a second-storey extension or complete redevelopment STCA
- Ideal for families, owner-occupiers and downsizers seeking single-level living
- Conveniently positioned near parks, schools, shops, buses and Castle Hill's major retail and transport amenities

Offering an enviable blend of generous land, single-level convenience and exciting future potential, 37 George Mobbs Drive is an exceptional opportunity to secure a substantial property within one of Castle Hill's most established and tightly held residential areas.

## 5 BED | 2 BATH | 2 CAR

PRICE:
$1,690,000

OPEN FOR INSPECTION:
N/A

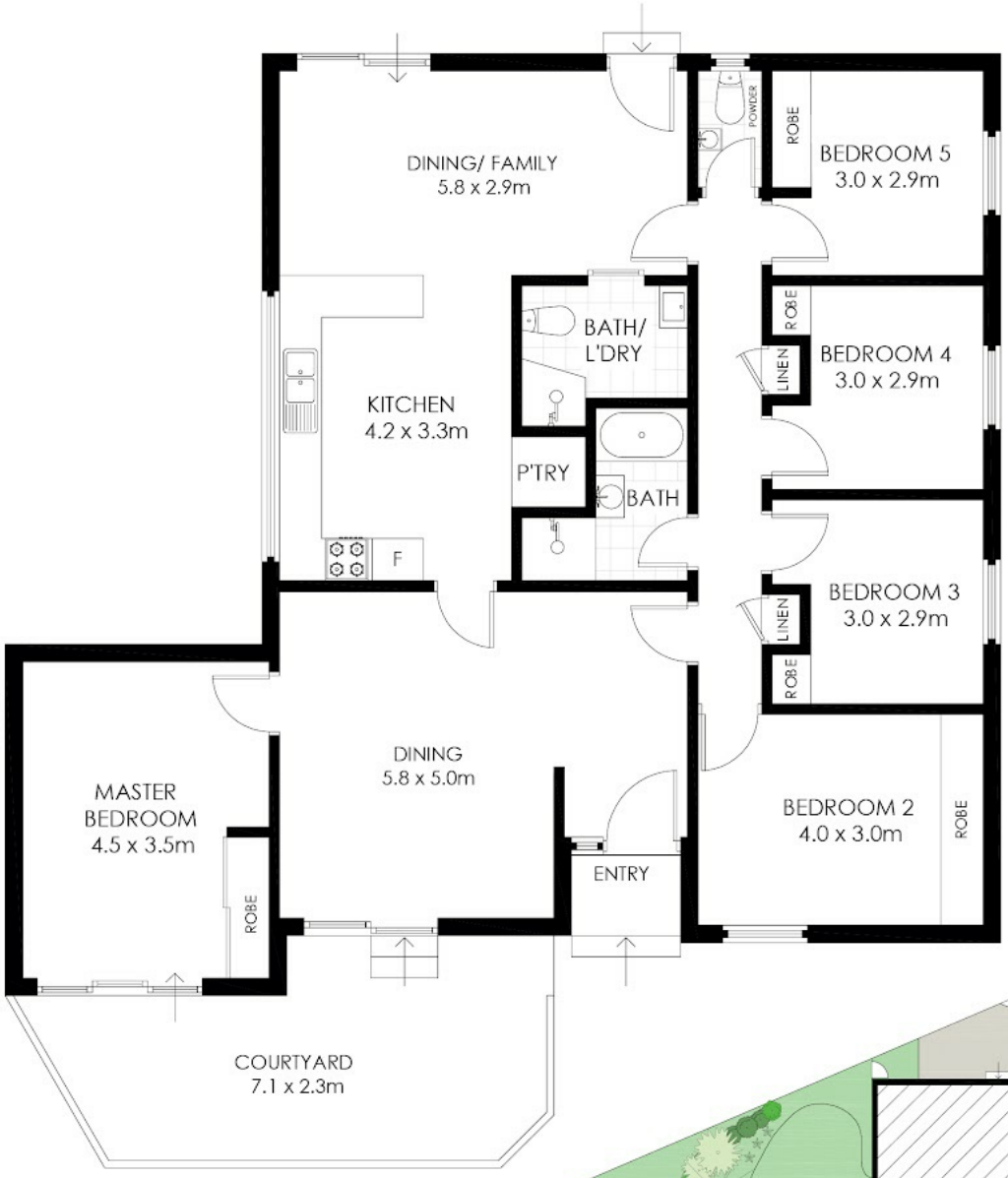


**David Choy**
**0411196328**
davidchoy@hillsprestige.com.au
www.hillsprestige.com.au

# 37 George Mobbs Drive, Castle Hill

Hills Prestige

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




GROUND FLOOR




SITE PLAN (NOT TO SCALE)

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.

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

Hills Prestige