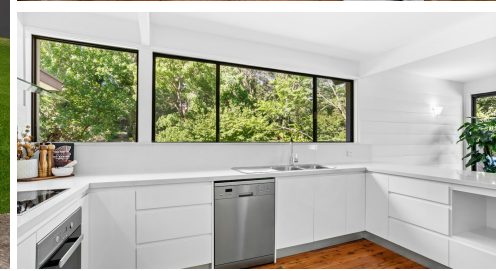


37 GEORGE MOBBS DRIVE, CASTLE HILL, NSW 2154

Hills Prestige



FOR SALE

RARE SINGLE-LEVEL HOME ON 753SQM IN EAST EXCELSIOR

Set in the sought-after East Excelsior Estate, this single-level family home presents an exciting opportunity for owner occupiers, families and downsizers seeking easy everyday living, a generous landholding and future potential in a tightly held Castle Hill pocket.

Recently painted inside and out, the home is comfortable and ready to enjoy now, while also offering scope to further personalise, extend or rebuild in the future, subject to council approval. With five bedrooms, updated bathrooms and a practical single-level layout, it provides flexibility for growing families, multi-generational households, guests or those wanting extra space for a home office.

Positioned on approximately 753sqm with a wide frontage of approximately 25m, the property offers strong long-term appeal in a location known for its family-friendly environment, established homes and convenient access to Castle Hill amenities.

Key highlights

- Rare single-level home in the East Excelsior Estate
- Approximately 753sqm block with approximately 25m frontage
- Five-bedroom layout offering flexibility for families, guests or work-from-home needs
- Two updated bathrooms
- Recently painted inside and outside
- Timber flooring through key living areas
- Stone kitchen with quality Miele appliances
- Double carport
- Comfortable to move into now with scope to renovate, extend or rebuild STCA
- Potential for a second-floor extension or knockdown rebuild STCA
- Appealing option for families, owner occupiers and downsizers seeking no-stairs living
- Convenient to local parks, schools, shops, buses and Castle Hill's major retail and transport amenities

Whether you are looking for a single-level family home, a downsizer-friendly residence or a property with future upside, 37 George Mobbs Drive offers a compelling opportunity in one of Castle Hill's established residential pockets.

5 BED | 2 BATH | 2 CAR

PRICE:
Auction

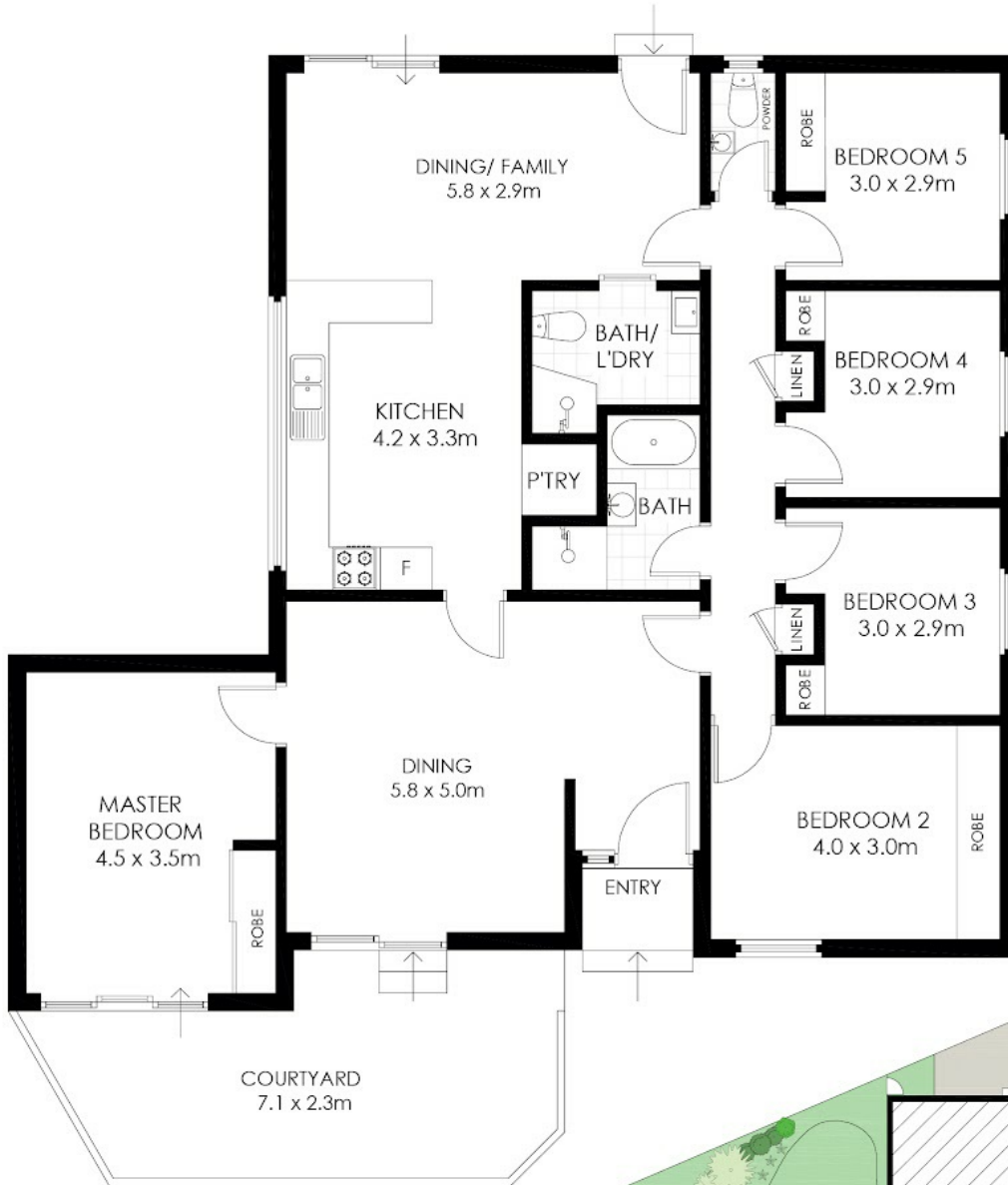
OPEN FOR INSPECTION:
Jul 4 at 2:00pm - 2:30pm
Jul 8 at 4:30pm - 5:00pm



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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.



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.