

22 Merrilong St, Castle Hill, NSW 2154

Sold - 2/04/2022

House 4 2 2 2



SOLD by LJ HOOKER DURAL ... for more information call 9651 1

LOCATION, LOCATION AND SO MUCH POTENTIAL ON 708m2

Positioned in the sought after "Roxborough Park Estate Precinct" your family can reap the benefits of a quiet and safe neighbourhood - with easy and quick access to many local amenities and schools including Waves Swimming Centre, Athletics Fields, Excelsior Public Primary School, Gilroy High School, and Baulkham Hills High School.

This original condition property is being offered for sale for the first time and will be highly desired as there are few properties currently offered with such potential to live in / renovate, rebuild or investment options.

Large front light filled lounge room adjoining formal dining
Functional kitchen with meals area leads to a large entertaining deck overlooking the rear yard
4 bedrooms in total (3 with built-ins)
Master with ensuite and walk-in robe
Double lock up garage
Fully fenced back yard
Powerline easement crosses the backyard of the property

You won't need a lot of imagination to recognise the huge potential with this property to renovate and profit, invest in a growing suburb or build your new home. All within such close proximity to Castle Hill Towers / Metro stations, Stockland Mall, Norwest Business Park and Parramatta CBD, along with easy access to M2, M7 and Express bus to city.

EXPERIENCE

We offer a combined 80 years of experience in Residential / Rural / Commercial Sales and Property Management.

KNOWLEDGE

LJ Hooker Dural's extensive knowledge of Real Estate and innovative approach to selling and leasing works in all market conditions - and the results speak for

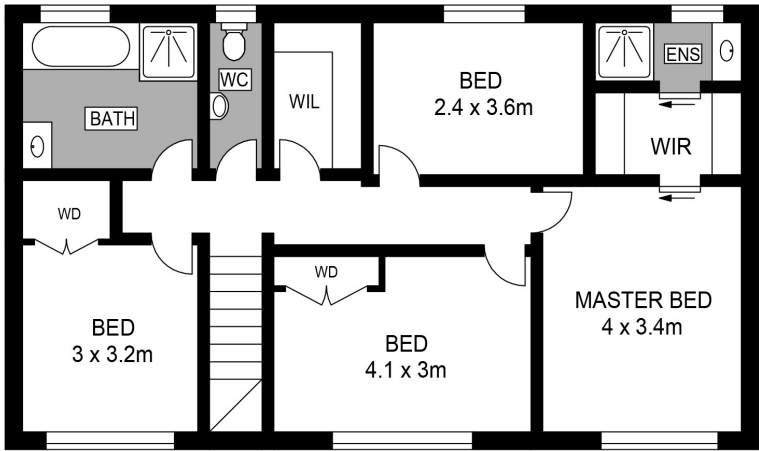
Listed By

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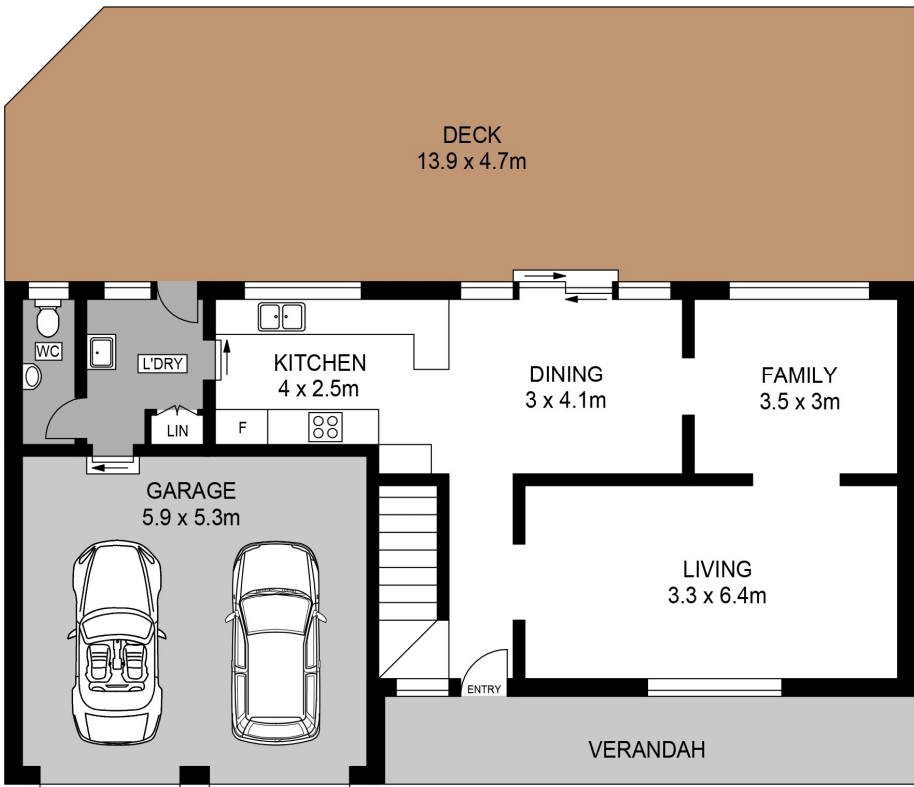
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Floorplan



UPSTAIRS



DOWNSTAIRS

22 MERRILONG STREET, CASTLE HILL



DISCLAIMER:
DIMENSIONS ARE APPROXIMATE AND THEY SHOULD ONLY BE USED AS A GUIDE.
THEY ARE NOT TO SCALE AND LIABILITY WILL NOT BE ACCEPTED.

