

**Ideal for home-Based Business and Offices
(No Approval Required)**



71 Parsonage Road, Castle Hill

For Sale \$2,450,000-\$2,550,000

Welcome to 71 Parsonage Road, Castle Hill – a stunning property that offers an expansive 834.8 sqm of land with a generous 30-meter frontage. This spacious home is perfect for multi-generational living or those looking to invest with rental opportunities.

Suitable for ventures like Home-based child care, Respite day care centers, Dual Occupancies, Health consulting rooms and more (S.T.C.A)

Located just 900 meters from the Metro train station, this property offers unparalleled convenience for commuting, whether you choose to live here, rent it out, or a combination of both.

Key features include:

Potential Dual-Occupancy opportunity (S.T.C.A.)

Spacious Layout: Suitable for three generations or dual living arrangements with living areas on both floors. There are kitchens both upstairs and downstairs.

CDC Approved Layout: The property boasts an approved layout with the OC already obtained.

Property ID:	L28434976
Property Type:	House
Building / Floor Area:	230
Carports:	1
Open Parking:	2
Land Area:	834.8 sqm

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High-Cost Renovations: Recently, the backyard waterproofing has been extensively upgraded.

Sunlit Living Spaces: Both the first and second-floor living rooms are bathed in natural light, complemented by three large living areas.

Luxurious Bedrooms: Includes two master bedrooms and two en-suite bathrooms for ultimate comfort.

Move-In Ready: Recently renovated, this home is ready for immediate occupancy.

Convenient Access: Dual driveway access provides ease of entry and exit.

Low-Maintenance Yard: The yard is designed for easy maintenance.

Property Information include

Internal Size 230 sqm Approx

Total Internal Size 303 sqm Approx

Council Rate \$1748/ Annually Approx

Water Rate: \$739 / Annually Approx

Bus Station:50M Approx

Year Built:1970

Local Schools:

Excelsior Public School (Catchment)

Crestwood High School (Catchment)

Castle Hill Public School

Castle Hill High School

Oakhill College (Private School)

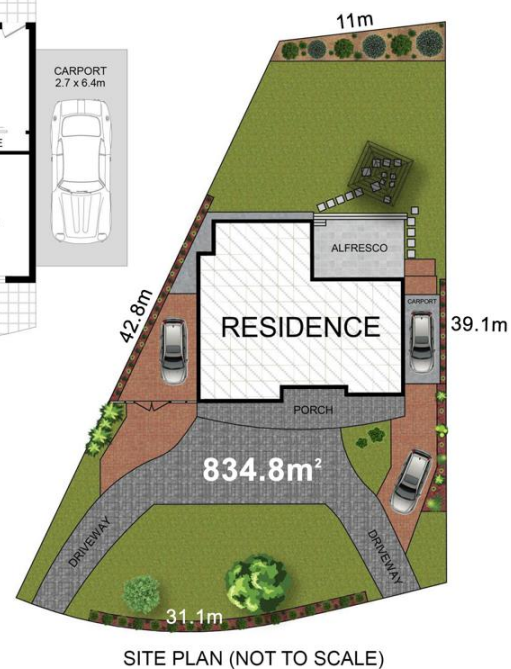
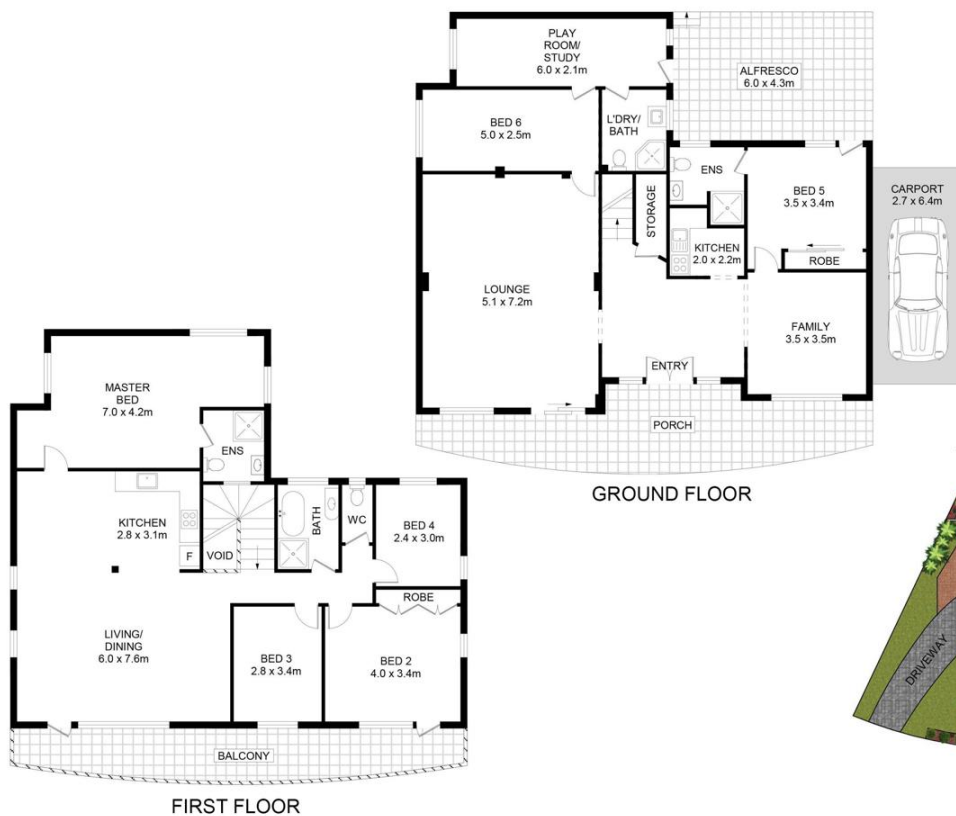
Gilroy Catholic College (Private School)

Experience the perfect blend of comfort, space, and convenience at 71 Parsonage Road. Contact us today to arrange a viewing and see for yourself the exceptional lifestyle this property offers.

Please contact Lankey Liu 0466 536 198 for inspections and property details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of the information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be

reliable.



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