

STONE



31 Ferguson Avenue Castle Hill, NSW

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## Opulent retreat zoned for Baulkham Hills North

Tucked behind a grand gated frontage, this statement home sets the tone for its elegant interiors with an impressive double door entry, a sweeping curved staircase and a stunning chandelier. Offering an irresistible sense of seclusion and entertaining allure, it's designed for grand-scale family living, on a 1,018sqm parcel in the Baulkham Hills North and Muirfield High catchment.

- Spacious floorplan with formal lounge and dining, plus versatile rumpus room
- Luxurious open-plan living and entertaining domain equipped with a timber fire
- Modern kitchen with a five-burner gas cooktop, wall oven, and breakfast bar
- Generous carpeted bedrooms, one on the ground floor, four with built-in robes
- Lavish master with WIR, ensuite featuring a double rain shower and spa bath
- Family bathroom with corner spa bath, plus a fully tiled ground-floor bathroom
- New vanities, toilets, and shower screens in the family bathroom and ensuite
- Bifolds create indoor-outdoor flow to an all-weather patio, outdoor kitchen

**Inspect:**

Saturday, 9th November 2024 11:00 - 11:30  
Sunday, 10th November 2024 10:00 - 10:30

**Price:**

For Sale

**Council Rates:** \$485.46 p/q

**Water Rates:** \$173.29 p/q



**James Ramsay**

0420 665 913



**Douglas Kim**

0451 509 211



**STONE**

COVERED ALFRESCO  
4.8 x 7.0m

LIVING/ DINING  
7.3 x 8.7m

FORMAL DINING  
5.0 x 3.6m

FORMAL LOUNGE  
5.4 x 4.3m

KITCHEN  
4.2 x 4.1m

BATH

LDY

MEDIA  
6.6 x 4.6m

GARAGE  
7.3 x 6.0m

STUDY/ BED S  
3.8 x 4.8m

ENTRY

PORCH

CARPORT  
2.8 x 5.4m

FP

PAN

STORE

LINEN

ROBE

ROBE

BED  
4.0 x 3.0

ROBE

GROUND FLOOR



GROUND FLOOR



**FIRST FLOOR**

