



42 Parsonage Road, Castle Hill

## Live In, Invest or Develop (STCA/CDC) | R3 - LMR Zoned | 847.3sqm

Positioned within the highly sought-after Castle Hill precinct, zoned R3, Medium Density Residential (LMR) zoning within the Castle Hill Station Town Centre corridor, this exceptional 847.3sqm parcel presents a fabulous opportunity for families, investors and developers alike.

Whether you choose to enjoy the expansive five-bedroom residence with multiple living zones or explore the outstanding development potential (STCA/CDC), 42 Parsonage Road offers flexibility, scale and future upside in one of The Hills' most desirable locations.

Set on a generous 847.3sqm block, the property provides scope for potential duplex or dual occupancy development (subject to council approval or complying development), while still delivering immediate comfort and income potential.

The main residence features four well-proportioned bedrooms, including a master suite with private ensuite. Built-in wardrobes service the remaining bedrooms, and a spacious gallery-style kitchen

5 3 6

**FOR SALE**  
\$2,550,000 to \$2,690,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Bella Vista  
02 8608 2332

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

is equipped with electric appliances and dishwasher, flowing seamlessly to a large alfresco balcony ideal for entertaining.

Adding significant value and versatility is a fully self-contained teenage retreat/outhouse complete with its own bathroom, private balcony and separate entrance perfect for extended family, guest accommodation or rental income.

The converted double lock-up garage now operates as a secure home office, complemented by a huge undercover carport accommodating up to four vehicles, ideal for trades, multi-vehicle households or additional storage.

#### Key Features:

R3 Medium Density Residential (LMR) zoning  
847.3sqm block with 18.28m frontage  
Potential duplex or dual occupancy site (STCA/CDC)  
Five bedrooms in total, including separate retreat  
Three bathrooms across main home and retreat  
Secure home office (converted double garage)  
Huge undercover carport for up to four vehicles  
Separate teenage retreat with private entrance & balcony  
Spacious gallery kitchen with dishwasher & electric appliances  
Built-in wardrobes to bedrooms  
Ducted air-conditioning to main residence  
Split system air-conditioning to retreat and home office  
Large outdoor alfresco balcony ideal for entertaining  
Oversized under house storage area - with an additional storage room  
This is a rare offering combining immediate livability with outstanding development potential in a blue-chip Castle Hill location. Opportunities with this land size, frontage and zoning flexibility are increasingly difficult to secure.

Disclaimer: All information contained herein is provided by third party sources including but not limited to the owners, developers, valuers and solicitors. We cannot guarantee its accuracy. Interested parties should rely on their own enquiries and verify all relevant details including zoning, development potential and approvals (STCA/CDC). Any artist impressions are for illustrative purposes only and do not constitute fact.

## MORE DETAILS

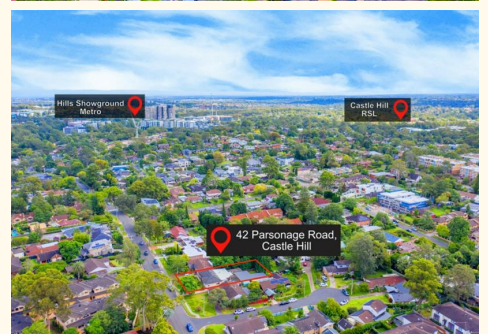
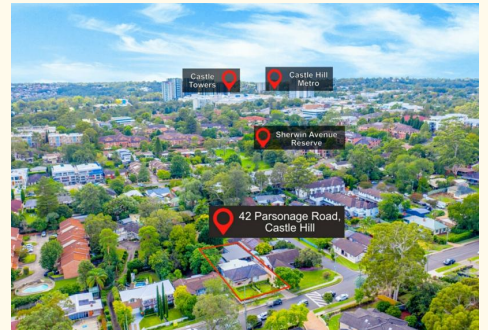
Property ID 7C5HHJ  
Property Type House  
Land Area 847.3 m2  
Including Study  
Air Conditioning  
Toilets (4)  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes

**Leanne Nehme 0414 977 907**

Principal & Senior Sales Executive | [leanne.nehme@ljhooker.com.au](mailto:leanne.nehme@ljhooker.com.au)

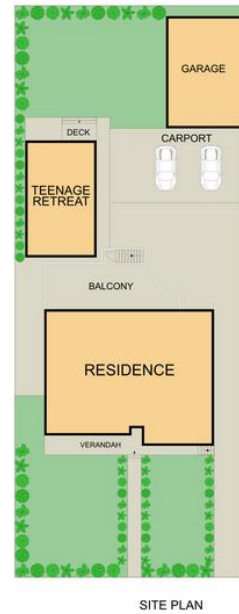
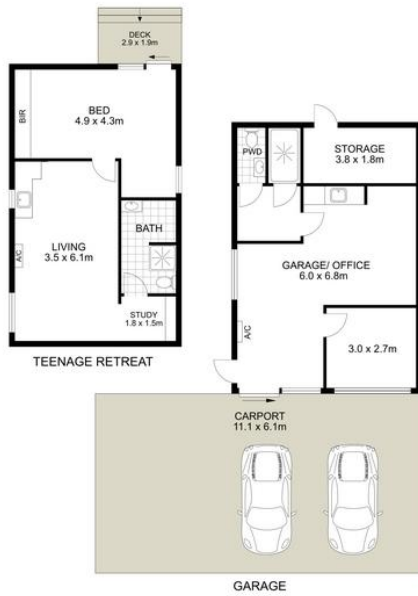
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Internal area: 140 m<sup>2</sup>  
 External area: 55 m<sup>2</sup>  
 Garage area: 121 m<sup>2</sup>  
 Total area: 316 m<sup>2</sup>  
 Land area: 847.3 m<sup>2</sup>



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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
 Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.