

## Castle Hill, 7 Middleton Avenue

Prime Corner Block with Exceptional Development Potential

Auction Location: Mezzanine Level, 50 Margaret Street, Sydney, NSW 2000

LAST CALL: AUCTION 18th February at 10.30 at  
Mezzanine Level, 50 Margaret Street, Sydney, NSW 2000

Welcome to 7 Middleton Avenue, Castle Hill, a rare opportunity to secure a prime piece of real estate in a highly sought-after location. This 937sqm corner block is zoned R4 High Density Residential is perfectly positioned to offer both convenience and potential growth, making it an ideal investment for developers, astute investors, and homeowners alike. Located near the Hills Showground Metro Station and major retail, business, and educational precincts, this property promises a lifestyle of ease and opportunity.

Features Include:



**Disclaimer:** 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.



**For Sale**  
**AUCTION**

**View**  
[ljhooker.com.au/75VHHJ](http://ljhooker.com.au/75VHHJ)

**Contact**  
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**LJ Hooker Bella Vista**  
**02 8608 2332**



Expansive 937sqm corner block  
 Four spacious bedrooms  
 Two well-appointed bathrooms  
 Double lock-up garage with internal access  
 Zoned for high-density residential use  
 Located 200m from Showground Metro Station  
 Proximity to Samuel Gilbert Public School and Crestwood High School  
 Easy access to Castle Hill, Macquarie Park, Chatswood, North Sydney, and Sydney CBD  
 Close to vibrant social, retail, and business precincts  
 Situated in the desirable Castle Hill suburb, known for its infrastructure upgrades and growth potential

Pre-registration for the Auction is required.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

## More About this Property

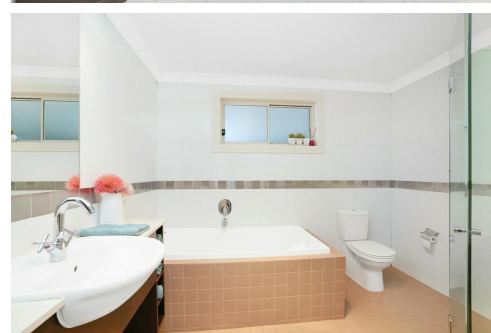
<b>Property ID</b>	75VHHJ
<b>Property Type</b>	House
<b>House Size</b>	269 m2
<b>Land Area</b>	937 m2
<b>Including</b>	Ensuite Toilets (2)

**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: 179 m<sup>2</sup>  
 External area: 42 m<sup>2</sup>  
 Garage area: 48 m<sup>2</sup>  
 Total area: 269 m<sup>2</sup>  
 Land area: 937 m<sup>2</sup>



## 7 Middleton Avenue, Castle Hill

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.