



**4 Fishburn Crescent Castle Hill NSW**

4 2 2

Located within the Castle Hill Showground Precinct, this much loved family home is positioned on a generous \*936m2 block and represents one of Castle Hill's most attractive investment opportunities.

**Price** : \$ 3,200,000  
**Land Size** : 936 sqm  
**View** : <https://www.theavenurealestate.com.au/7005537>

**Development Features:**

- Zoned R4 High Density Residential Living (Apartments)
- Floor Space Ratio (FSR) minimum 1.9:1, maximum 2.7:1 (with incentives)
- Maximum building height 27m
- \*250m walk to Castle Hill Showground Metro Station
- Land Size \*936m2 with a \*23.2m frontage

**Property Features:**

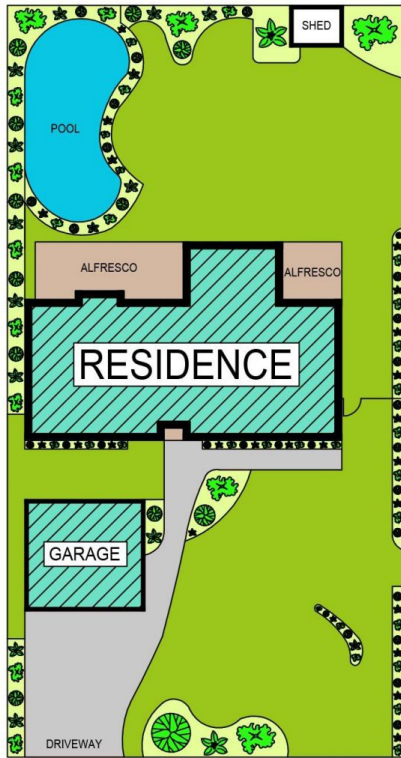
- Sun-drenched open-plan family room with soaring vaulted



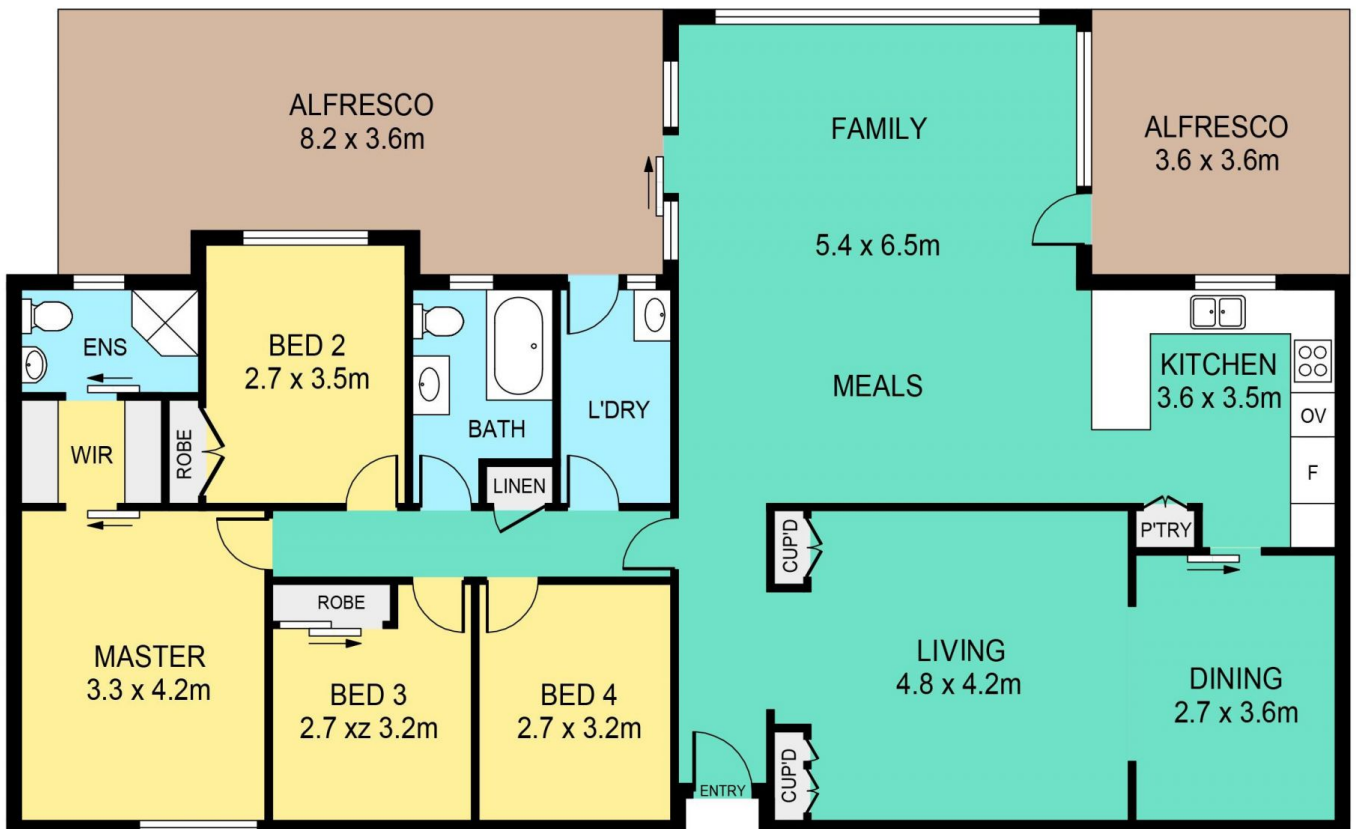
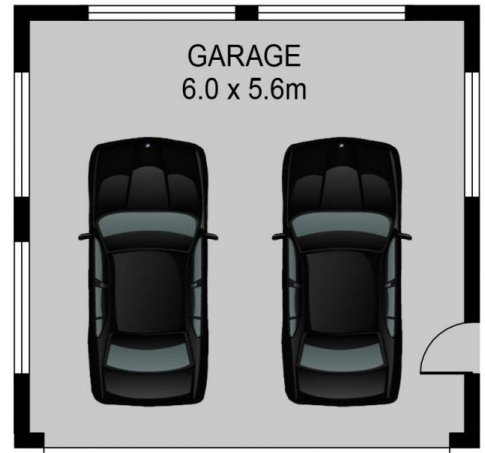
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SITE PLAN



## 4 FISHBURN CRESCENT, CASTLE HILL

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

INTERNAL	148sqm
EXTERNAL	39sqm
GARAGE	33sqm