



### 18 Partridge Avenue Castle Hill NSW

4 2 2

Positioned on 947 m2 of land, this family home is being sold as part of a development site comprising of four residential properties with a total of 3798m2\* of land.

**Land Size** : 947 sqm  
**View** : <https://www.theavenuerealestate.com.au/7842410>

Located at the epicentre of one of Sydneys most desirable property hot-spots, there's no surprise that Castle Hill Showground is attracting the attention of some of Australia's biggest developers.

#### Features:

#### Zoning:

- R4 Residential High Density
- Base FSR 1.6:1 Incentivised FSR 2.3:1
- Max Building Height 21m

#### Development Site:

- 4 x Residential Homes
- 16 Partridge Avenue Castle Hill
- 18 Partridge Avenue Castle Hill
- 21 Middleton Avenue Castle Hill
- 23 Middleton Avenue Castle Hill

#### Location:

- 30km\* Northwest of Sydney CBD
- 300m\* to Showground Metro Station
- 2km\* to Castle Towers Shopping Precinct



**Chris De Celis**  
02 9634 3444



**Steve Cole**  
02 9634 3444