

CASTLE GRANGE

HILLS DISTRICT

2154



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| PROJECT NAME | Castle Grange |
| PROJECT WEBSITE | meriton.com.au/castlegrange |
| ADDRESS | 24-34 Fishburn Crescent CASTLE HILL |
| SELLING AGENT | Melissa Hill |
| ARCHITECT | Giles Tribe |
| TOTAL APARTMENTS | 285 apartments over 7 low rise buildings |
| TOTAL UNSOLD/ AVAILABLE APARTMENTS | 105 (17 th Apr 2025) |
| COMPLETION DATES | First Quarter 2026 |
| LAUNCH DATE | End of 2024 |
| FACILITIES | <ul style="list-style-type: none">• Outdoor 20 metre pool & spa• Indoor gymnasium & sauna• Kids play area• Bbq & dining pavilions• 3 rooftop skygardens• Games/function room• All car spaces can be upgraded with an EV car charger- Provisions provided• Most apartments with carspace• All apartments with storage cage |
| INCLUSIONS / FINISHES | |
| KITCHEN | <ul style="list-style-type: none">• FRANKE kitchen appliances backed by a 7 year warranty, oven, gas stove, dishwasher, rangehood & microwave• Fridge enclosure complete with water line provision• 20mm Cosentino Dekton• Pendant lighting for 2, 3 & 4 bedroom apartments• Brass tapware, pull out sink mixer. |
| LAUNDRY | Freestanding tub, storage cabinet and dryer included Built in clothesline |
| BATHROOMS | Elegant bathrooms with premium finishes |
| BALCONY | <ul style="list-style-type: none">• Level 4 terraces come with - Water Point, Gas bayonet & Power points• Courtyard apartments come with - Water Point and Power points |
| DEVELOPMENT FEATURES | <ul style="list-style-type: none">• An impressive double-height lobby• My Parcel locker systems• Dedicated on-site building management will ensure the highest of standards• All apartments with lock up storage in the basement.• Meriton Energy and individual smart water meters increase savings |

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PRICE RANGE AVERAGE SIZES (17th Apr 2025)

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|---------------------|----------------------------|------------------------|------------------------|
| 1BED+MPR 1BATH | \$650,000 to \$700,000 | Internal 50sqm-63sqm | External 8sqm |
| 1BED+MPR 1BATH 1CAR | \$747,000 to \$860,000 | Internal 50sqm-67sqm | External 8sqm-30sqm |
| 2BED 2BATH 1CARS | \$912,000 to \$1,242,000 | Internal 75sqm-98sqm | External 10sqm-136sqm |
| 2+MPR 2BATH 1-2CAR | \$1,096,000 to \$1,670,000 | Internal 87sqm-113sqm | External 10sqm-128sqm |
| 3BED 2BATH 2CAR | \$1,285,000 to \$1,651,000 | Internal 96sqm -100sqm | External 14sqm -126sqm |
| 4BED 2BATH 2CAR | \$1,590,000 to \$1,913,000 | Internal 135sqm | External 12sqm-128sqm |

COMPLETION DATES

First Quarter 2026

- ### INCENTIVES
- Vendor Finance
 - Tenant Guarantee
 - Fully Furnished apartments available

- ### LOCAL AREA SUMMARY
- 4min walk to Showgrounds Metro
 - Castle Towers Shopping Centre - 5min drive
 - Macquarie University - 17km
 - Oakhill College - 5.8km
 - Castle Hill High school & Castle Hill Primary School - 5min drive
 - Future Retail precinct next to Metro including Woolworths supermarket - 4min walk
 - Norwest Business Park - 2min Metro ride
 - Sydney CBD - 35min Metro ride

- ### WHY MERITON
- 100% Australian owned
 - 4.5 GOLD STAR iCIRT rated developer
 - Over 60-year history
 - 100% completion rate
 - Multi-award-winning developer
 - 2024 UDIA NSW Developer of the Year & HIA NO.1 Apartment Builder

