



## Beautiful Family Home at Prime Location!!

Property1group is proud to present this Brand New House in the Heart of Box Hill. Nestled on a serene and quiet street, this property embodies modern elegance and functional design. Upon entry, you'll find a welcoming living area that sets the tone for this elegant residence. The modern kitchen is a chef's delight, featuring 40mm stone benchtop, a spacious pantry, and 900mm premium appliances. The open-plan living and dining areas flow seamlessly from the kitchen, leading to a delightful outdoor patio space, ideal for entertaining.

Upstairs, the rumpus room offers additional living space for family activities. The home boasts four generously sized bedrooms, each thoughtfully designed for comfort. All bedrooms are fitted with wardrobes, while the master bedroom comprises of a large walk-in robe and a lavish ensuite.

The main bathroom is equipped with a separate bathtub, providing a relaxing escape. Additional features include a downstairs powder room, under-stair storage, an alarm system, and Roller Blinds throughout. Ducted air conditioning ensures year-round comfort, while low-maintenance gardens make outdoor care a breeze.

Premium Features:

- 5 generous bedrooms with built in Robes
- Multiple living areas

🛏 5 🚿 3 🚗 2 📏 325 m2

**Price** Priced to Sell | Contact Agent

**Property Type** Residential

**Property ID** 39023

**Land Area** 325 m2

**Floor Area** 2,666.23 m2

### Agent Details

Jason Ahmad - 0412163332

Arun Ahuja - 0421 437 682

### Office Details

Property1group  
OFF 211 20A Lexington Dr Bella Vista, NSW, 2153 Australia  
1300 959 558

**PROPERTY GROUP**

- Upgraded Gourmet Kitchen with 40mm Benchtops
- Low maintenance gardens
- Reverse Cycle Ducted AC with Dual Zones
- Double Garage with Internal Access
- Alarm System

Premium Location:

- Approx. 5 mins drive to Carmel Village Shopping Centre
- Approx. 5 mins drive to Santa Sophia catholic College
- Approx. 7 mins drive to Rouse Hill Preschool Kindergarten
- Approx. 12mins drive to Rouse Hill Public School
- Approx. 15 mins drive to Rouse Hill High School
- Approx. 15 mins drive to Rouse Hill Town Centre

Don't miss the opportunity to own this stylish and functional family home.

Contact me today to arrange a viewing, and experience the perfect blend of luxury and convenience.

**\*\* Disclaimer \*\*** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.