



**Box Hill**

**Contact 0473483271**

**Bobby Makkar**



## Fantastic Opportunity | Contact 0473483271 for Inspection

Bobby Makkar from 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. 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.

The main bathroom is equipped with a separate bathtub, providing a relaxing escape. Ducted air conditioning ensures year-round comfort, while low-maintenance gardens make outdoor care a breeze.

### Premium Features:

- 4 generous bedrooms with built in Robes
- Multiple living areas including Media Lounge
- 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

7 4 2 570 m2

**Price** Modern Home with Granny!  
Guaranteed Dual Income

**Property Type** Residential

**Property ID** 40421

**Land Area** 570 m2

**Floor Area** 360 m2

### Agent Details

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### Office Details

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- 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.

Bobby Makkar - 0473483271

Email: [bobby@property1group.com.au](mailto:bobby@property1group.com.au)

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