



## Great Price | Fantastic Opportunity | call 0473483271 to inspect..

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. 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 🚿 3 🚗 1 📏 325 m2

**Price** Spacious Family Home in Box Hill!

**Property Type** Residential

**Property ID** 41497

**Land Area** 325 m2

**Floor Area** 287 m2

### Agent Details

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**PROPERTY GROUP**

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

Bobby Makkar - 0473483271

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

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