

**10 Mustang Avenue, Box Hill, NSW 2765**



**House For Sale**

Tuesday, 16 January 2024

10 Mustang Avenue, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 317 m2**

**Type: House**



**Binnie Jaura**

**0288092990**

## CONTACT AGENT

Welcome to this charming two-story family home nestled in the heart of Box Hill, where modern comfort meets timeless elegance. This meticulously designed residence offers a perfect blend of style, functionality, and convenience for the discerning homeowner. Situated in the desirable Box Hill neighbourhood, this residence enjoys proximity to reputable schools, local parks, shopping centres, and public transportation. The vibrant community and convenient amenities make this home an ideal choice for those seeking a harmonious blend of suburban tranquillity and urban accessibility. As you step through the inviting entrance, you are greeted by a warm and spacious living area adorned with natural light, creating a welcoming atmosphere for family gatherings and entertaining guests. The open-concept floor plan seamlessly connects the living room to the dining area and the gourmet kitchen, making it the heart of the home. The kitchen is a culinary delight, boasting sleek stainless steel appliances, and ample cabinet space, and serves as both a functional workspace and a casual dining spot. Whether you're preparing a family feast or enjoying a quick breakfast, this kitchen is sure to inspire your inner chef. Venture upstairs to discover a tranquil retreat in the form of generously sized bedrooms. The master suite is a sanctuary of relaxation, featuring a private ensuite bathroom and ample closet space. The additional bedrooms offer flexibility for a growing family, a home office, or a guest room, ensuring everyone has their own space to unwind. The outdoor living space is a true extension of the home, with a well-manicured backyard providing a perfect setting for outdoor activities, barbecues, and lazy Sunday afternoons. The single car garage and driveway offer plenty of parking space, ensuring convenience for your family and guests.

**Property Features:**

- Wide front entry
- Large spacious kitchen with a 40mm Caesarstone breakfast bar, gas cooktop and walk-in pantry
- Formal dining area
- All bedrooms with built-in wardrobes with the master featuring an ensuite
- Plantation shutters throughout
- Upstairs rumpus room
- Extra under-stairs storage room
- Ducted air-conditioning
- Solar: 5.5KW
- Internal laundry plus a linen cupboard for extra storage
- Floorboards downstairs and carpet upstairs
- Outdoor undercover alfresco area perfect for entertaining
- Single-car automatic lock-up garage with internal access

**Location Highlights:**

- Short stroll to upcoming parks
- Short drive to Box Hill City Centre
- Approx. 5mins drive to Santa Sophia College
- Approx. 10mins drive to Rouse Hill Public School
- Approx. 8mins drive to Rouse Hill High School
- Approx. 10mins drive to Rouse Hill Metro Station & Shopping centre
- Approx. 10mins drive to Tallawong Metro Station
- Approx. 8mins drive to Rouse Hill Village Shops

For more information call: Binnie Jaura: 0430 434 732

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