

**110tba Alan Street, Box Hill, NSW 2765**

**House For Sale**

Friday, 26 April 2024



110tba Alan Street, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 265 m2**

**Type: House**



Jeevan S

0281248184



Vish S

0281248184

**\$1,071,690**

Welcome to Alan Street, nestled in the vibrant heart of Box Hill. This charming property offers the perfect blend of modern convenience and suburban tranquility. Residents enjoy spacious living areas flooded with natural light, complemented by sleek contemporary finishes. Experience a lifestyle of comfort and convenience with amenities such as a fully equipped fitness center, inviting community lounge, and landscaped courtyard for relaxation. With easy access to nearby parks, shopping centers, and dining options, Alan Street provides the ideal urban oasis for discerning residents seeking the best of both worlds.

**Inclusions**  
Designer Sink Mixer  
FIXED SITE COSTS  
2590mm high ceilings to ground floor only  
Plain concrete driveway up to 30m<sup>2</sup> – excludes footpath  
BASIX  
Finger pull cabinetry to overhead cupboards  
Full height tiling to Bathroom and Ensuite only  
Actron single phase ducted air-conditioning unit  
2400mm high overhead kitchen wall cabinetry  
Creative Collection range of glazed porcelain tiles to wet area floors  
Creative Collection range of glazed porcelain tiles to ground main floors OR 8mm Laminate to ground main floors  
Soft close drawers and doors  
Creative Collection Range - 20mm Stone to Kitchen  
1500mm Freestanding Bath  
Plumbed cold water point to fridge space  
Tapware in Matte Black to Bathroom, Ensuite and Powder Room (House Design Specific)  
900mm - SS - Gas Cooktop  
Accessories in Matte Black  
900mm - SS - Built-In Electric Oven Model  
Wall Hung Vanities (House Design Specific)  
900mm - SS - Slide Out Rangehood - Recirculating  
Semi-frameless shower screens  
Dishwasher  
Designer Square Double Bowl Lay-on Sink  
Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information, and we do not accept responsibility for its accuracy. Any interested parties should rely on their own inquiries  
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