

**118 Hannaford Ave, Box Hill, NSW 2765**



**House For Sale**

Thursday, 18 April 2024

**118 Hannaford Ave, Box Hill, NSW 2765**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 411 m2**

**Type: House**



Kay Kim

0422532092

## **Auction - Must be sold**

Experience luxurious living at its finest in the heart of Box Hill with this stunning 5-bedroom, 2-storey near-new residence. This luxurious home features meticulously crafted details, from Italian marble floors to lofty ceilings. Outside, the expansive landscaped yards offer ample space for leisure, while indoors, a spacious 5th/media room and office area provide versatility. The master room with ensuite ensures privacy, while outdoor amenities like a fire pit and timber decking cater to gatherings. With an electric fireplace for cozy winter evenings, this home exudes warmth, charm, and sophistication.

**Property Features:**

- Italian marble flooring tile on ground floor
- Soaring 3-meter Ceiling height on kitchen and living area
- Large entry door with smart lock
- Premium staircase ( mono metal stringer )
- Optional 5th Bedroom/Multimedia room downstairs
- Realistic living flame electric fireplace in living area
- Open Plan kitchen with a premium kitchen island with 40mm Stone benchtop
- Full Glass splashback
- 900mm Westinghouse gas appliances, electric oven and integrated microwave.
- Tiled alfresco and large timber deck around house.
- Sliding doors to alfresco
- Spacious 4 Bedrooms with built-in robes
- Rumpus room upstairs
- Master bedroom with large ensuite and roomy walk-in robes
- Hybrid floors upstairs
- Double car garage
- Daikin ducted air conditioning

We have clear Instructions from the Vendors this property needs to be sold at Auction 2: 45 pm on Saturday 12th May 2024 Onsite.

**Location Highlights:-**

- Approx. 3 minutes drive to Carmel Village Shopping Centre ( 3 km )
- Approx. 7 minutes to Santa Sophia Catholic College (4.8 km)
- Approx. 7 minutes to New Box Hill City Centre (4.8 km)
- Approx. 12 minutes from Rouse Hill Town Centre and Rouse Hill Metro (8.5 km)
- Approx. 10 minutes from Tallawong Metro Station( 8 km)
- Approx. 10 minutes to Rouse Hill Public School / Rouse Hill High School (7.8 km)
- Approx. 10 minutes to Rouse Hill Anglican College (7.8 km)
- Approx. 7 minutes to St John's Primary School

For more information or exclusive inspection time - Kay Kim On 0422 532 092.

**Disclaimer:** Every precaution has been taken to establish accuracy of the above information but does not constitute any representation or warranty by the owner or agent. No liability will be accepted.