

12 Kingsburgh Parkway, Box Hill, NSW 2765

CENTURY 21

Sold House

Tuesday, 9 January 2024

12 Kingsburgh Parkway, Box Hill, NSW 2765

Bedrooms: 6

Bathrooms: 5

Parkings: 2

Area: 600 m2

Type: House



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\$1,600,000

Welcome to an exquisite offering by Century 21 The Hills District. This home is situated on a sprawling 600sqm block and nestled right across from Kingsburgh Parkway Reserve, this property is the epitome of contemporary family living, complete with a main house and a fully autonomous granny flat. MAIN HOUSE: *This impressive main house boasts 4 expansive bedrooms, 2 well-appointed bathrooms and 2 separate powder rooms *The grand master bedroom is a sanctuary, featuring an en-suite with a walk-in robe offering ample storage. *Quality floor tiles grace the lower level, while plush carpeting envelops the first floor for added comfort. *The open-plan living and dining area is a bright and airy space, with lofty ceilings and impeccable cross-ventilation. *A convenient powder room on the ground floor enhances the property's practicality. *The modern kitchen is equipped with capacious cabinetry, a gas cooktop, and top-tier appliances. *Downlights throughout and a ducted air conditioning system ensure year-round comfort, regardless of the weather. *Elevated ceilings on both floors amplify the sense of spaciousness. *Positioned across from Kingsburgh Parkway Reserve, the property offers added convenience and future capital growth potential. *A well-appointed separate powder room downstairs and upstairs adds to the property's practicality. *An expansive upper-level rumpus area provides versatility and can be used as a children's play area or additional living space. *A well-appointed alfresco area is ideal for family gatherings and outdoor entertainment. *The property is equipped with an eco-friendly solar energy system featuring a total of 18 panels, ensuring sustainable and efficient power generation. GRANNY FLAT: *The property includes an autonomous self-contained 2-bedroom granny flat with a separate side entrance. *Tiled living and dining area in the granny flat offer versatile open space. *The kitchen in the granny flat boasts a gas cooktop, ample cabinetry, and provisions for a double-door fridge. *Bedrooms in the granny flat feature plush carpeting, and both bedrooms are enhanced by built-in robes. *A well-appointed alfresco area and a fully fenced private backyard complete the picture. Location Advantages: *A short drive to Rouse Hill Public School *Close proximity to Santa Sofia College *Easy access to an array of esteemed private and public secondary schools *Conveniently located near the forthcoming Box Hill Shopping Centre *Well-connected through nearby buses and motorways *A short distance to Rouse Hill Town Centre *Accessible to Rouse Hill and Tallawong metro stations *A quick drive to Vineyard Train Station, with Riverstone Station just minutes away *Nestled right across from Kingsburgh Parkway Reserve *** Attention Investors: Anticipated weekly rental income for the property and granny flat is estimated to range between \$1,300 to \$1,350. This property's strategic location places you within a short drive to Gables and Box Hill shopping centres, schools, parks, and more, enhancing the convenience of daily life. More than just a residence, this is an upgrade in the art of living. The opportunity to make 12 Kingsburgh Parkway your new home is not to be missed. Contact us today to schedule a viewing! Elevate your lifestyle in this exceptional property! For inquiries and inspections, please contact: Nima Jaleley at 0422 246 413 OR Sam Sarwary at 0403 207 197 Century 21 The Hills District ONLINE enquiry policy -All ONLINE enquiries received from this website require BOTH a daytime phone number and email address. Incomplete enquiries will not be attended to. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.