

**12 Maineanjou Street, Box Hill, NSW 2765**



**Sold House**

Monday, 11 September 2023

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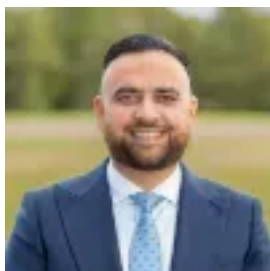
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 310 m2**

**Type: House**



Binnie Jaura  
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**\$1,425,000**

Binnie Jaura #1 agent of Box Hill is proud to present this stunning Eden Brae home, featuring a modern facade that instantly catches the eye. Conveniently located in the Hills of Carmel Estate of Box Hill this home is sure to impress. As you enter, you'll be welcomed by a wide entryway and elegant tiled flooring that adds a touch of luxury to the space. The kitchen is equipped with top-of-the-line Smeg appliances and offers the convenience of gas cooking, as well as a walk-in pantry providing ample storage. The open-planned living area creates a seamless flow between the kitchen, dining, and living spaces making it perfect for entertaining and family gatherings. Flowing out onto the covered alfresco and swimming pool for those hot summer days. This home offers flexibility and convenience with a full bathroom downstairs, making it ideal for accommodating guests or multigenerational living. Under-stairs storage provides a clever solution for keeping your space organized and clutter-free. One of the highlights of this home is the media room located downstairs, providing a dedicated space for movie nights and relaxation. Upstairs, you'll discover the carpeted living area, perfect for a cosy retreat or a children's play area. The grand master bedroom boasts two walk-in robes, an ensuite bathroom, and a balcony where you can enjoy your morning coffee or relax in the evening. Three additional bedrooms feature built-in robes, offering plenty of storage space, serviced by the sizable main bathroom.

**Property Features:**

- Eden Brae homes
- Modern facade
- Wide entry
- Tiled flooring
- Smeg appliances
- Gas cooking
- Walk-in pantry
- Open-planned living
- Media room downstairs
- 3.9m x 3.6m pool
- Alfresco area with deck
- Plumbing to the fridge
- Full bathroom downstairs
- Under-stairs storage
- Carpet upstairs
- Tiles downstairs
- Upstairs living
- Master bedroom with walk-in robe and ensuite and balcony
- 3 bedrooms with built-in robes
- Roller blinds
- Linen storage upstairs
- Main bathroom
- Linen storage downstairs
- Laundry with built-in cabinetry and external access
- Ducted air conditioning
- Security alarm system

**Location Highlights:-**

- Across from the proposed park
- Approx 2 minutes to Carmel Village Shopping Centre
- Approx. 10 minutes from Rouse Hill Town Centre and Rouse Hill Metro
- Approx. 10 minutes from Tallawong Metro Station
- Approx. 7 Minutes from the upcoming Gables & Terry Road Shopping centre
- Approx. 7 minutes from Santa Sophia College

For more information call:-Binnie Jaura: 0430 434 732

**Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgement to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.