

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



**House For Sale**

Monday, 4 March 2024

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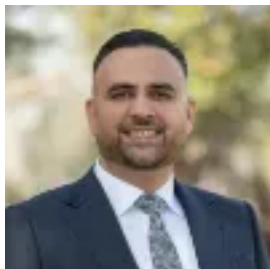
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 309 m2**

**Type: House**



Binnie Jaura  
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## Just Listed!

Binnie Jaura #1 agent of Box Hill welcomes you to this stunning single-storey modern home nestled in the heart of Box Hill. As you step inside, you'll be greeted by the timeless elegance of wooden floorboards that seamlessly stretch across the entirety of this stylish residence. The essence of contemporary living is captured in the open-plan design, where the living and dining spaces effortlessly blend to create a warm and inviting atmosphere. The heart of this home is marked by a captivating feature light suspended gracefully above the dining area, casting a gentle glow that enhances the ambiance. Prepare to be enchanted by the sleek and sophisticated white modern kitchen, adorned with exquisite gold tapware and features that add a touch of luxury to your daily culinary experiences. This space is not just a kitchen; it's a culinary haven where functionality meets aesthetics in perfect harmony. Step outside through the glass doors, and you'll find yourself in an outdoor tiled undercover sunroom. This inviting space is perfect for entertaining guests or enjoying a quiet family meal with the refreshing breeze as your companion. Beyond the sunroom lies a generously sized grassed backyard, providing an ideal playground for a growing family or a serene retreat for relaxation. This residence is more than just a home; it's a lifestyle statement. With its modern design, attention to detail, and thoughtful features, every corner of this property exudes comfort and sophistication. Don't miss the opportunity to make this house your home and experience the epitome of modern living in the heart of Box Hill.

**Property Features:**

- Floorboards throughout
- Modern living area adjoined with a dining area and large spacious kitchen
- Stunning white kitchen with ample bench space, premium gold tapware, Bosch & Mile appliances, and large walk-in pantry
- 4 bedrooms with built-in wardrobes with the master featuring its walk in wardrobe and ensuite with private access to the sunroom
- Main bathroom with double sinks, double mirrors, bathtub, and elegant black tapware.
- Ducted air-conditioning
- Downlights throughout
- Internal laundry with a sink, plus a linen cupboard for extra storage
- Tiled outdoor undercover sunroom perfect for entertaining guests
- Grassed backyard perfect for kids or pets
- Side access for extra convenience
- Security camera system
- Single-car automatic lock-up garage with internal access

**Location Highlights:**

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

For more information call Binnie Jaura on 0430 434 732

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