

**13 Cinch Street, Box Hill, NSW 2765**



**House For Sale**

Wednesday, 27 December 2023

13 Cinch Street, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 390 m2**

**Type: House**



Ben Davenport  
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Stephen Lord  
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## **Auction Guide \$1,250,000**

Ben Davenport and the team at McGrath are proud to introduce this stunning single-level residence in one of The Hills Shire Council's fastest-growing suburbs, Box Hill. Put simply, this home defines luxury living. Flowing from its marble-tiled flooring to its beautifully appointed chef kitchen and living areas, this home has been designed to suit the most fastidious of owners. The property is also within walking distance of the newly opened Brindle Parkway Reserve and the Terry Road bus stop. - A modern-rendered exterior facade.- 4 x generously appointed bedrooms.- Master bedroom includes a walk-in wardrobe and floor-to-ceiling tiled ensuite.- The elegantly appointed main bathroom includes a free-standing bathtub.- The main living room features an integrated electric fireplace and TV niche.- The gourmet kitchen includes a gas cooktop as well as a 60mm stone island bench and 40mm benchtops with window splashback.- The walk-in pantry features a second gas cooktop and additional storage.- Oversized laundry with plenty of storage as well as stone benchtops and cabinetry throughout.- A skylight has been installed in the living area to enhance natural light.- For additional storage, an attic has been fitted within the garage ceiling. - The alfresco area also includes cabinetry and the home's third gas cooktop for all your outdoor entertaining needs.- To ensure easy maintenance, artificial grass has been installed at the front and rear of the property.- School catchments include: Rouse Hill Public School and Rouse Hill High School.