

**13 Longmeadow Parkway, Box Hill, NSW 2765**



**House For Sale**

Friday, 1 March 2024

13 Longmeadow Parkway, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 285 m2**

**Type: House**



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## AUCTION GUIDE - \$1,025,000!

Discover the epitome of contemporary elegance in this modern masterpiece nestled in the prestigious suburb of Box Hill. Perfectly designed for first home buyers, savvy investors, or those looking to downsize, this home seamlessly combines sophistication with warmth. Positioned just a short drive away from local schools, shops, and transport, immerse yourself in the luxury lifestyle that awaits. Contact us today to arrange an inspection!

A picture-perfect façade adorned with trendy colour tones and manicured lawns and gardens welcomes you home each day. Step inside to be greeted by stylish floorboards that grace the lower level, creating a warm and inviting atmosphere. On entry, the living room is ideal for intimate gatherings, and is adorned with feature timber wall panelling, adding character to the space. The hallway leads to a spacious open-plan family and dining room, featuring floor-to-ceiling sheer curtains, a bar pendant light and access to the alfresco. The striking black kitchen boasts 20mm stone benchtops, 750mm gas cooktop, oven, dishwasher, undermount sink, mirrored splashback, and a convenient pantry. A convenient study nook with a built-in desk and shelving offers the perfect space for a home office or kids' homework station. The master suite is a retreat showcasing plush carpet, built-in wardrobes, and a private ensuite. The ensuite is equipped with floor-to-ceiling tiles, a vanity with stone benchtop, a shower with a niche, and a toilet. Three additional bedrooms, all with plush carpet, two featuring built-in wardrobes, ensure ample space and storage for all family members. The main bathroom mirrors the elegant of the ensuite, featuring floor-to-ceiling tiles, a vanity with stone bench, a free-standing bathtub with a niche, and a shower with a niche. Step outdoors to a tiled alfresco area with a decked extension, perfect for entertaining, accompanied by a low-maintenance artificial lawn. Enjoy outdoor living without the fuss! Additional features include ducted air conditioning, LED downlights, linen storage, concealed laundry with yard access, digital front door handle, and a single automatic garage with internal entry and yard access. Approx. 2.2km to Rouse Hill Public School, 3.5km to Rouse Hill High School, and options for Santa Sophia Catholic College or Rouse Hill Anglican College. Approx. 3.9km to Rouse Hill Town Centre and Rouse Hill Metro Station. Immerse yourself in the height of contemporary living. Don't miss the opportunity to call this luxury residence your home. Contact us now to arrange a private viewing! \*\*\*\*\*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 judgment to determine the accuracy of this information. For inclusions refer to Contract.