

**14 Romagnola Street, Box Hill, NSW 2765**

MANOR

**House For Sale**

Friday, 19 April 2024

14 Romagnola Street, Box Hill, NSW 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Matt Mazzei  
0296395833



JESSE CHAIN  
0450454572

## Contact Agent

Welcome to this custom built family home of large size, explosive character and the epitome of luxury. Upon entry, the rendered facade with end-to-end balcony, timber ceilings and tranquil front courtyard kindly greet you. The side foyer features built-in cabinetry, and from the front sitting room, you are straight into the heart of the home. A palatial feeling is upon you. Grandeos void with chandelier and welcoming open area serves as the family's lavish hub. The custom kitchen is the Chef's paradise including expansive island benchtop with 60mm porcelain stone benchtops with waterfall edge. High end appliance brands AEG and Bosch throughout, with all you need plus an additional built-in coffee machine. The butlers kitchen has integrated AEG dishwasher, double sink with pull out tap and AEG gas cooktop and rangehood graced with 40mm stone benchtop. The expansive open living area offers a stackstone feature wall and in-built fireplace, with access to the media room and low maintenance backyard. Upstairs features four large bedrooms and 2.7m ceilings throughout. Master bedroom including a walk-through robe, ensuite and balcony access. Upstairs rumpus comes complete with its own balcony, which is adjacent to your very own temple room / study. Located in the heart of Box Hill, you are seconds from Hannaford Avenue Reserve, public transport and short drive to the newly constructed Carmel Village and upcoming Box Hill City Centre. Property features:- Acrylic render throughout the whole external- 2.7m ceilings throughout both floors- Multiple living spaces + separate media- Kitchen with oversized island benchtop, AEG and Bosch appliances throughout- Extra appliances include built-in warmer tray and coffee machine- Butlers pantry including double sink with pull out tap, built-in dishwasher and gas cooktop- Media room with projector and sound system- Low maintenance manicured backyard- Four bedrooms of accommodation, master including walk-through robe, ensuite and balcony access and ensuite to one of the secondary bedrooms- Upstairs rumpus with balcony access- Temple room / study- Double garage with additional storage- LED strip lighting throughout- Solar panels

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 their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.