

**145 Longerenong Avenue, Box Hill, NSW 2765**



**House For Sale**

Thursday, 4 January 2024

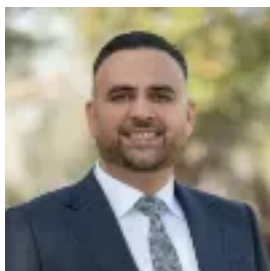
145 Longerenong Avenue, Box Hill, NSW 2765

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Binnie Jaura  
0288092990

## CONTACT AGENT

Binnie Jaura #1 Agent of Box Hill welcomes you to this exquisite single storey haven in the heart of Box Hill - a perfect abode for families seeking comfort and style. Boasting multiple living areas, this home is a testament to modern living, offering an ideal blend of functionality and luxury. As you step inside, be captivated by the seamless flow between indoor and outdoor spaces, creating an entertainer's dream. The upgraded features throughout the home elevate its charm and allure, ensuring a contemporary living experience. The interior showcases an array of versatile living spaces, providing ample room for relaxation and entertainment. Whether it's lounging in the cozy family room or hosting gatherings in the living area, this home caters to every occasion. The outdoor living area compliments the indoor spaces perfectly, offering an inviting oasis for outdoor gatherings. Whether it's a tranquil evening under the stars or a vibrant social gathering, this space is designed to accommodate every lifestyle. The upgraded features accentuate the home's elegance and functionality, providing a seamless blend of style and convenience. From the kitchen to the refined finishes, every aspect of this home exudes sophistication. Located in the sought-after area of Box Hill, this residence is surrounded by amenities, reputable schools, and a vibrant community atmosphere. It's proximity to essential facilities ensures convenience while offering a peaceful retreat from the bustle of city life. Experience the epitome of family living in this immaculate single-storey home - a haven where comfort, functionality, and luxury converge seamlessly. Don't miss the opportunity to make this your new family sanctuary in Box Hill.

**Property Features:**

- Top of the range electrical Clipsal home
- Two spacious living areas with the possibility to make one of them a 4th bedroom
- Main lounge room with electric fireplace and inbuilt Jensen 5.1 surround sound system
- Kitchen with double sinks, breakfast bar and gas cooktop
- Dining area next to kitchen for convenience
- 3 bedrooms with built in wardrobes and ceiling fans, two bedrooms with Screenaway blackout blinds
- Master bedroom upon entry with ensuite, walk in wardrobe and ceiling fan
- Main bathroom with shower and bathtub
- 2.7m high ceilings throughout
- Roller blinds throughout the whole house
- Internal laundry
- Ducted air conditioning with remote control on your mobile phone
- Outdoor undercover alfresco entertaining area with ceiling fan and motorised alfresco blinds
- Grassed backyard with tidy and manicured gardens perfect for kids/pets
- 1800m wide side access with gate
- Solar system - 6.6KW
- Security alarm system with cameras which can be operated from your mobile phone
- Single car garage with plenty of storage space

**Location Highlights:**

- Close to future Santa Sophia College
- Close to future Box Hill Shopping Centre
- Easy access to buses, motorways and schools such as Rouse Hill Public and High School
- Approx. 10 mins from Rouse Hill Town Centre & Metro
- Approx. 10 mins from Tallawong Metro

For more information call: Binnie Jaura on 0430 434 732

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