

**17 Nivison Street, Box Hill, NSW, 2765**

**Leased House**

Wednesday, 2 August 2023

**RayWhite**

17 Nivison Street, Box Hill, NSW, 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Enjoy a grand living in the heart of the fast-growing hills district

Centrally located in the substantial capital growth suburb - Box Hill, only a few minutes walk to the future Box Hill City Centre, a short drive to Rouse Hill Town Centre and Metro train. Proudly as a part of an established and high-profile community.

Award-winning home builder Allan Homes had successfully breathed life into this grand, beautiful, architecturally five-bedroom home design with lots of sunlight and an inviting, spacious living area. This exquisite home is situated on a tranquil street with a rare 448 sqm block of land.

Studded with attractive, distinctive front home design and practically versatile floor plans.

### Property Features:

- Five bedrooms, three bathrooms, and a double garage
- Spacious bedrooms with built-in wardrobes, two commodious master bedrooms located separately upstairs and downstairs
- Fully tiled designed family bathroom with freestanding baths and separate showers
- A stylish big living room for welcoming guests can be treated as a home theatre for a weekend family cozy movie night.
- Quality gourmet kitchen with an opened walk-in pantry, dishwasher, breakfast bar, stone benchtops and soft-touch cabinets
- Large lounge and dining area featuring open plan living which optimizes light and space, perfect for big family and gathering parties
- Vibrant alfresco outdoor living area with a low-maintenance backyard.
- Ducted air-conditioning and security alarm system

### Location Highlights:

- Short walk to local park: Equinox Drive Reserve
- 15 minutes walk to future Box Hill City Centre
- 10 minutes drive to Rouse Hill Town Centre & Metro station.
- 7 minutes drive to the famous Santa Sophia Catholic College
- 10 minutes drive to Hills school catchment: Rouse Hill Public School and Rouse Hill High School

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