

**18 Gelderland Avenue, Box Hill, NSW 2765**

G.J. Gardner. HOMES

**House For Sale**

Friday, 14 June 2024

18 Gelderland Avenue, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 325 m2**

**Type: House**



Jeannie Melinz  
0448057035

**From \$1,458,487**

**OPPORTUNITY TO BUILD YOUR DREAM HOME IN BOX HILL! Contact Jeannie Melinz 0448 057 035**

Jeannie.m@gjgardner.com.au GJ Gardner Sydney North West is proud to introduce you to this exciting House and Land package opportunity in Box Hill, situated on a registered 325.2 sqm block with 12.5m frontage in blossoming Hills of Carmel. Overflowing with features, the Balmain redefines family living with flowing interior spaces, sublime connections to the outdoors and stylish, contemporary living with enough room for the whole family to grow. The ground floor has a flowing, open-plan living space with an entertainer's kitchen, family room, dining area, games room and covered alfresco. The family room is subtly separated from the games room making this the ideal entertainer. A second master bedroom suite with ensuite and walk-in robe can be located to the front of home. An upstairs retreat centrally positioned provides perfect separation of family and personal spaces. The large master bedroom suite to the front with its own balcony, huge walk-in robe and ensuite, has been created for privacy, a place to relax and re-energise. With unparalleled flexibility, the Balmain is designed to adapt beautifully to a variety of large to narrower sites, perfect for urban blocks. Allow yourself to imagine the lifestyle you've always wanted; in the home you deserve! House package includes our quality Classic inclusions:- Turnkey completed home- Regent facade (other facade options available)- Ceasarstone benchtops- Stainless Steel oven, cooktop, rangehood and dishwasher- Tiles to main floor, carpets to first floor and bedrooms- Coloured concrete driveway- Letterbox, clothesline- Soft landscaping package\_ Plus much more! Call Jeannie today on 0448 057 035 Do you love the location and home but need some design changes to better suit your lifestyle? Ask Jeannie about how we can modify this design or fully customise your home so that it's just right for you and your family! Images and photographs may depict fixtures, finishes and features either not supplied by G.J. Gardner Homes or not included in any price stated. These items include furniture, swimming pools, pool decks. For detailed home pricing, please talk to a new homes consultant.