

19 Gelderland Avenue, Box Hill, NSW 2765

CENTURY 21

House For Sale

Wednesday, 12 June 2024

19 Gelderland Avenue, Box Hill, NSW 2765

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 298 m²

Type: House



Jeet Rana

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Century 21 The Rana Group proudly presents contemporary architecture design and an impressive two-level layout, 19 Gelderland Avenue, Box Hill, offers a unique blend of modern interiors and high-tech features. This brand-new luxury home is designed to impress and provide ultimate comfort for your family.

Key Property Features:

- Five Generously Sized Bedrooms:** Each bedroom features built-in robes, with the master suite offering custom-crafted windows, separate His & Her robe space, and a couple shower in the ensuite. Two additional bedrooms also come with individual walk-in robes and ensuites, providing ample space and privacy.
- Three Stylish Bathrooms & Four Toilets:** Designed with premium fittings and upgraded frameless shower screens, ensuring convenience and elegance.
- Contemporary Kitchen:** This kitchen is the centerpiece of the open-living plan, equipped with high-end Westinghouse appliances, an inbuilt microwave oven, a gas cooktop, a sleek range hood, and a 40mm stone benchtop island. The expansive walk-in pantry includes a separate sink, offering abundant storage.
- Spacious Living Areas and Additional Rooms:**
 - Three Spacious Living Areas:** Designed for an entertainer's delight, this home features a formal lounge, an open-living family area, and a large rumpus room upstairs, providing diverse spaces for relaxation and social gatherings.
 - Separate Dining and Living Areas:** Ensuring ample space for family gatherings and daily living.
 - Large Garage bigger than normal -** Good space for storage cabinets.
 - Alfresco Area:** Ideal for outdoor dining and entertaining, with provisions for an alfresco kitchen or BBQ.
 - Beautifully Landscaped Gardens:** The property includes a spacious, flat backyard with new grass and red chips on the retaining wall alongside a meticulously landscaped front yard.
- Enhanced Features and Upgrades:**
 - Ducted Air Conditioning:** A 20 kW Daikin reverse inverter air conditioning system provides individual climate control for each area of the house.
 - Smart Home Setup:** Equipped with smart switches throughout the house for enhanced convenience and modern living.
 - 40mm Stone Throughout the House:** High-quality stone finishes adding a touch of luxury.
 - 13mm Gyprock Ceilings and Walls:** Ensuring durability and a premium finish.
 - CCTV System:** Provision of 4 cameras.
 - Hybrid Timber Floors:** 8mm hybrid timber flooring throughout, combining style and durability.
 - 3000 Liter Rainwater Tank:** Equipped with a submersible pump, promoting sustainability.
 - Concrete Walkways:** Concrete paths on the side and rear of the property for easy access.
 - Iconic Electric Switches:** High-quality, stylish electric switches.
 - High-Quality Ceiling Fans:** Ceiling fans with a 5-year warranty installed in key areas.
 - Awning Windows:** Enhancing ventilation and aesthetic appeal.
 - Premium Brick and Tile Selections:** Ensuring a high-quality and stylish finish throughout the home.
 - Westinghouse Appliances:** Including inbuilt high-quality microwave oven and inbuilt oven for a seamless kitchen experience.
- Prime Location:**
 - Approx. 2 Minutes to Carmel Village Shopping Centre:** Quick access to everyday essentials and shopping.
 - Approx. 5 Minutes to Box Hill City Centre:** Enjoy a variety of dining, entertainment, and shopping options.
 - Approx. 6 Minutes to Santa Sophia Catholic College:** Convenient for school commutes.
 - Approx. 7 Minutes to Rouse Hill Public School:** Ideal for families with young children.
 - Approx. 8 Minutes to Rouse Hill High School:** Perfect for families with older students.
 - Approx. 10 Minutes to Rouse Hill Metro Station & Shopping Centre:** Easy access to public transport and extensive retail options.
 - Approx. 8 Minutes to Rouse Hill Village Shops:** Additional shopping and dining choices nearby.

Contact Us Today! This exceptional property is rare and won't stay on the market for long. For more information or to schedule a private viewing, please contact: Hadi: 0406 714 301 Jeet: 0410 567 777 Don't miss the chance to make this luxurious property your forever home!

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries.