

**19 Hannaford Avenue, Box Hill, NSW 2765**

**Professionals**

**Sold House**

Tuesday, 17 October 2023

19 Hannaford Avenue, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Bruce Ignatiou  
0410469921



Ben Alam  
0433427898

**\$1,270,000**

Professionals Hills North West is proud to bring to market this meticulously maintained property. Situated in an elevated position, offering a contemporary facade and built by Award Winning Horizon Homes this home is built to impress. The expansive and versatile floorplan is designed to focus on modern family living and the quality inclusions and attention to detail ensures both functionality and luxury. Stepping inside the home you will be welcomed into the oversized entry and be amazed by the sense of space created by the high ceilings and open layout. The formal lounge room is located at the entry which could be converted to a media room, home office or 5th bedroom and is positioned alongside a full bathroom with floor to ceiling tiles. The 4 bedrooms located on the 2nd floor are all fitted out with plush carpets and ceiling fans. The master suite boasts an impressive fitted walk-in robe and modern ensuite with shower niche, the additional 3 generous bedrooms all offer custom fitted & mirrored built-in robes. The main bathroom features floor to ceiling tiles, bathtub, plenty of cupboard space and shower niche. The gourmet kitchen is at the heart of the living area and is fitted with Smeg appliances, 900mm oven and gas cooktop, dishwasher, stone benchtops and island and enormous walk-in pantry. The living and dining areas are spacious and allow for seamless indoor/outdoor living and entertaining with access to the undercover alfresco area and low maintenance rear yard through double glass and screen sliding doors. The laundry was built to accommodate the whole family and offers built-in shelving, a hanging rack, external access and under stair storage. With all the extras including ducted air-conditioning and ceiling fans throughout, an abundance of storage including upstairs and downstairs linen press, automatic garage with internal access and located within walking distance to Hannaford Ave Reserve this property will make a fabulous modern family home. Location details:- School catchment of Rouse Hill Public School and Rouse Hill High School- Walking distance to Hannaford Ave Reserve- 5 minutes to Carmel Village Shopping Centre- 15 minutes to Rouse Hill Town Centre & Metro This exceptional property was designed to create a true family lifestyle and is ready for you to move into and make it a home!