# 22 Arches Avenue, Box Hill, NSW 2765
## House For Sale

**Thursday, 2 November 2023**

**22 Arches Avenue, Box Hill, NSW 2765**

**Bedrooms: 4**          **Bathrooms: 3**          **Parkings: 2**          **Area: 370 m2**          **Type: House**



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Embracing the coastal Hamptons lifestyle this exquisite loft style home will surely impress. Luxury inclusions such as a gas fireplace and neutral interiors with opulent brass gold fixtures and fittings throughout create a truly elegant atmosphere. Designed with the family in mind, this unique layout offers open living areas perfect for entertaining. Large bedrooms and a master bedroom downstairs along with a master suite upstairs. Other living areas include a home office, media room, combined family, and dining plus an upstairs rumpus room. Keeping inline with the family living the home includes an extraordinary amount of storage making sure the home stays neat and tidy all the time. Location bordering Rouse Hill and with all future amenities close by the future growth of this home is assured. - Multiple living zones, includes home office, media room, upstairs rumpus- Family living with Rinnai gas fireplace, meals off the kitchen- Alfresco entertaining flowing out to child friendly levelled backyard- Gourmet kitchen with 1200mm Island breakfast bar and fitted walk-in pantry- Quality stainless steel appliances, 900mm oven, gas cooking, and dishwasher - Two master bedrooms, three beautifully appointed bathrooms- Two other large bedrooms with double built in robes and built in draws- Waterproof Hybrid timber flooring throughout, racked ceiling to second floor- Modern finishes, high ceilings, downlights, and roller blinds- Ducted air conditioning, ceiling fans, gas bayonets, and alarm system- Double lock up garage with epoxy flooring, abundance of storage throughout- Zoned for Rouse Hill Public School and Rouse Hill High School- Walking distance to the upcoming Nelson Road Village shopping centre - Walking distance to the upcoming sporting fields * Agent declares interest