

**22 Crux Street, Box Hill, NSW 2765**



**Sold House**

Monday, 30 October 2023

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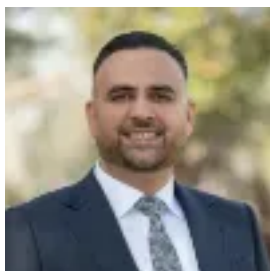
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 485 m2**

**Type: House**



Binnie Jaura  
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**\$1,405,000**

Binnie Jaura #1 Agent of Box Hill welcomes you to this stunning double-storey house located in the heart of Box Hill. With its spacious design and modern amenities, this home offers a perfect blend of comfort and luxury for your family. As you step inside, you'll be immediately captivated by the multiple living areas that provide ample space for relaxation and entertainment. The high ceilings throughout the home not only add an element of grandeur but also enhance the feeling of openness and airiness. One of the highlights of this property is the massive backyard, perfect for outdoor gatherings, gardening, or simply enjoying the fresh air. Whether you want to host a summer barbecue, set up a play area for children, or create your own private oasis, the possibilities are endless. The large, spacious kitchen is a chef's dream, featuring a walk-in pantry that provides ample storage space for all your culinary needs. The kitchen island doubles as a breakfast bar, creating a perfect spot for quick meals, homework, or casual conversations. With modern appliances and plenty of counter space, you'll have everything you need to whip up delicious meals for family and friends. This double-story house in Box Hill is a true gem, offering a harmonious blend of modern design and practicality. Don't miss the opportunity to make this your forever home!

**Property Features:**

- Formal living area upon entry
- Multiple living areas
- Vitrified tiles downstairs
- Glass balustrade
- Kitchen with gas cooktop, soft close kitchen cabinetry, and double sinks
- Kitchen featuring SMEG appliances, kitchen island/breakfast bar and walk-in pantry
- Powder room downstairs
- Upstairs rumpus/potential 3rd living area
- 4 bedrooms, with the master featuring a walk-in wardrobe and ensuite
- Main bathroom with a bathtub and shower
- Fujitsu 7 zone ducted air conditioning which can be controlled via phone
- Internal laundry with built-in shelves
- Large storage space under the stairs
- Solar 10.2KW
- 72sqm undercover patio entertaining area with ceiling fan
- Large backyard grassed area for kids or pets
- Two large backyard sheds
- Terracotta roof tiles
- Double automatic car garage with 3100 ceiling height and built-in storage

**Location Highlights:**

- 800m walk to the nearest bus stop
- 4 min drive to Brightly Early Learning
- 5 min drive to Carmel Village Centre
- 7 min drive to Russell Reserve/Park
- 8 min drive to Rouse Hill Public School
- 10 min drive to Rouse Hill High School
- 11 min drive to Rouse Hill Town Centre
- 11 min drive to Rouse Hill Metro Station

For more information, call: Binnie Jaura on 0430 434 732

**\*Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information, and we do not accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.