

**23 Pridham Avenue, Box Hill, NSW 2765**



**House For Sale**

Tuesday, 2 April 2024

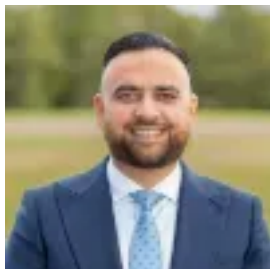
23 Pridham Avenue, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Binnie Jaura  
0288092990

## **Auction this Sunday@ 2pm**

Binnie Jaura #1 agent of Box Hill welcomes you to this stunning double-storey modern home in the heart of Box Hill, where contemporary elegance meets comfortable living. Step inside and be greeted by the seamless fusion of space and style. The open-plan layout effortlessly connects the kitchen, family living room, and dining area, creating a welcoming atmosphere for everyday living and entertaining. Upstairs, discover a versatile rumpus area offering additional space for relaxation or entertainment, perfect for hosting gatherings or enjoying quiet moments with family and friends. Adjacent to this, a dedicated media room awaits, promising cinematic experiences in the comfort of your own home. Outside, the allure continues with an undercover alfresco area, providing the ideal setting for alfresco dining or simply unwinding while taking in the tranquil surroundings. Beyond lies a massive, lush backyard, offering plenty of room for outdoor activities and endless possibilities for creating your outdoor oasis. This home effortlessly blends modern design with practical living spaces, offering a sanctuary where every moment is cherished and every occasion is celebrated. Discover the epitome of contemporary living in Box Hill.

**Property Features:**

- Brand new built home by Star Homes
- 2040mm high entry door with clear glass and paint finish
- Hybrid flooring on the ground floor
- 2.7m high ceilings downstairs
- Open plan living to the main living room, kitchen, and dining space
- Kitchen featuring gas cooktop and 40mm stone bench-top with 40mm waterfall edge to island bench
- Westinghouse appliances, double sink, and glass splash-back to kitchen
- 4 spacious carpeted bedrooms, all with built-in robes with the master featuring its walk-in wardrobe, ensuite, and private balcony
- Indoor/outdoor entertaining with undercover alfresco area
- Massive grassed backyard with plenty of room and tidy manicured gardens
- Actron ducted air-conditioning with 2 zones
- Under stairs extra storage space
- 26-litre gas-recessed hot water system
- Double car automatic garage with internal access

**Location Highlights:**

- Approx. 5 mins to Box Hill City Centre
- Approx. 5 mins drive to Santa Sophia College
- Approx. 7 mins drive to Rouse Hill Public School
- Approx. 8 mins drive to Rouse Hill High School
- Approx. 10 mins drive to Rouse Hill Metro Station & Shopping Centre
- Approx. 10 mins drive to Tallawong Metro Station
- Approx. 8 mins drive to Rouse Hill Village Shops

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 this information's accuracy nor accept responsibility for its accuracy. Any interested parties should rely on their inquiries and judgment to determine the accuracy of this information for their purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.