

**25 Pony Street, Box Hill, NSW 2765**



**House For Sale**

Wednesday, 6 December 2023

25 Pony Street, Box Hill, NSW 2765

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 443 m2**

**Type: House**



Rajesh Chaudhary  
0296723103



Sahil Nayyar  
0296723103

## JUST LISTED

Excellent Opportunity for Investors!! Discover the epitome of modern living in this North-facing, two-story residence nestled in a prestigious established neighborhood. Boasting contemporary design and catering to the evolving needs of today's lifestyle, this property includes an additional two-bedroom Granny flat, offering a multifaceted living arrangement. With a thoughtfully designed floor plan, the residence is exceptionally practical, making it an ideal choice for families considering a move to Box Hill. The main house encompasses three generously sized bedrooms, including a master bedroom with an ensuite. The ground floor features an open plan living and dining area, complemented by a powder room for convenience. Key Features: -- Luxurious Master Suites with Walk-In Wardrobes.- Modern Kitchen with Butler's Pantry and high-end Appliances.- Stylish modern lighting pendants, and bespoke wall patterns.- Impeccable landscaping and stunning façade.- Enjoy the added flexibility of a granny flat, ideal for extended family. The property is equipped with NBN connectivity and a security alarm, ensuring modern comforts and peace of mind. The combined rental income potential of \$1400 per week (approx.) from the main house and Granny flat adds to the property's allure. The two-bedroom Granny flat is a stylish extension of the main residence, offering comfort and independence. With built-in wardrobes, a modern kitchen, a living and dining area, and a full bathroom with laundry facilities, this space is both functional and aesthetically pleasing. Air conditioning ensures year-round comfort. Situated in a prime location, this home provides easy access to local catchment schools, Santa Sophia Catholic School, and the Rouse Hill Metro. Beautiful parks, sporting fields, and the Hill of Carmel village Centre are within walking distance. Additionally, the property offers convenient access to main roads, medical facilities, and the Norwest Business Park. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information, nor do we 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.