

**35 Newhaven Avenue, Box Hill, NSW 2765**



**House For Sale**

Friday, 15 March 2024

**35 Newhaven Avenue, Box Hill, NSW 2765**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 270 m2**

**Type: House**



Winnie Weiyng Zheng  
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Angelo Selorio  
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## **Guide \$1.06m-\$1.1m Must Be Sold!**

**\*Open 7 Days By Appointment\*** Welcome to 35 Newhaven Avenue, Gables NSW! Situated within the highly sought-after master plan community of the Gables, this property offers a perfect blend of modern living and convenience. This spacious house features 4 bedrooms and 2.5 bathrooms, providing ample space for families. The open-plan design creates a seamless flow between the living areas, making it ideal for entertaining guests or spending quality time with loved ones. Home features: Features include: - 270 Sqm block of land with double storey house ready to move in- 4-2.5-2 design with spacious living area and lots of storage space- 2.6m height ceiling on the ground floor- Laminated timber flooring for the ground floor- Air conditioner - Full LED downlights throughout the house- Fully upgraded with 40mm stone benchtop through the kitchen and bathroom - Frameless shower screen- Free standing bath tub- Smeg 900mm appliances including range hood, cooktops and oven- Generous master bedroom features a large walk-in wardrobe plus modern ensuite- Undercover alfresco, perfect for entertaining family & friends all year round- Torren title free standing house The Location:- Walking distance to the Gables Future Lake- Walking distance to the Santa Sophia Catholic College- Walking distance to Future Gables Shopping Center- Approx. 8 mins drive to Carmel Village- Approx. 15 mins drive to Tallawong Station- Approx. 16 mins drive to Rouse Hill Town Center- Approx. 14 mins drive to the future Rouse Hill Hospital Key Financial Details:- Land rates: \$333/q- Water rate: \$235/q- Weekly rent: Approx 700/w Don't miss out on the opportunity to own this beautiful property in the sought-after Gables community. Contact us today to arrange a viewing or for more information! Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries to determine the accuracy of this information.