

35 Tablelands St, Box Hill, NSW 2765



Sold House

Saturday, 9 December 2023

35 Tablelands St, Box Hill, NSW 2765

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 706 m2

Type: House



James Holvander
0411330208



Alexandra Mannis
0409674890

\$1,870,000

Sophisticated and spacious, this gracious home occupies a huge block, creating balance with a generous backyard. Designed with in-law accommodation in mind it boasts a downstairs bedroom, bathroom and living space with its own access! Features include:

- Grand entry foyer featuring a stunning staircase finished in stained timber with a glass balustrade.
- Light filled open plan living and dining zones with a soaring, double height ceiling and L shaped bi-fold doors opening out to the alfresco, creating a seamless indoor/outdoor flow.
- At the heart of the home lies the elegant stone kitchen with central island bench ideal for entertaining. Appliances include a 900mm oven with gas cooktop, canopy rangehood and dishwasher. Storage has been well considered with a walk-in pantry offering additional bench and cupboard space.
- The lower level also features separate accommodation with external access to a living space, separate bedroom and ensuite bathroom. This is an ideal space for guests, adult children or in-laws, giving them a retreat of their own.
- A private, carpeted study could potentially be a 6th bedroom, located adjacent to the downstairs powder room, or would even make a great media room, such is its versatility.
- Upstairs is home to an additional living/rumpus room that could be used as a kids play area, or further sitting room, depending on your family's needs.
- The master bedroom boasts grand proportions and features a private balcony. Plenty of storage is available with a walk-in robe and the ensuite is generous and features a free-standing bath and stone top vanity.
- Three other bedrooms on the upper level have built-in robes and can accommodate queen sized beds with ease. They share a generous main bathroom with stone vanity.
- Linen cupboards are available on both levels, including a walk-in storage room.
- The double auto garage features internal access and handy drive-thru access to the backyard.
- The covered and tiled alfresco with gas outlet overlooks the huge backyard with ample room for a swimming pool, or space for kids to kick a ball.
- The home features ducted air, alarm, Granitguard pest control and comes fully fenced and turfed.
- Benefits of the location include fantastic access to amenities such as (measurements are approximations from Google maps).o 3.4km to Rouse Hill Public School o 3.7km to Rouse Hill Shopping Villageo 3.9km to Rouse Hill Anglican Collegeo 3.9km to Rouse Hill High Schoolo 4.5km to Carmel Village Shopping Centreo 5km to Rouse Hill Town Centre & Metro Stationo 5.1km to Santa Sophia Catholic College

It's obvious this home has been masterfully executed and there is so much space for the growing family, both inside and out. Set among a haven of executive residences this is a prestigious residential pocket on the border of Rouse Hill that has to be seen to be appreciated. Disclaimer: Information provided in this advertisement is a guide only and collated with all due care via reputable sources, yet it is not a guarantee of accuracy or completeness. We accept no responsibility for the information provided and encourage interested parties to make their own inquiries and observations. No warranty can be given either by the vendor or agency/agents.