

**36 Hannaford Avenue, Box Hill, NSW 2765**

MANOR

**Sold House**

Monday, 14 August 2023

36 Hannaford Avenue, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 381 m<sup>2</sup>**

**Type: House**

**\$1,265,000**

Comfortably located in the sought-after Hills of Carmel Estate and facing Hannaford Avenue Reserve, this 23.3 square single level Eden Brae home boasts a spacious floorplan and luxury inclusions throughout perfect for young families, downsizers and savvy investors. Situated on a 381m<sup>2</sup> block, the home comprises of a convenient layout of multiple living spaces, open plan kitchen with butlers pantry, generous bedrooms and great outdoor entertaining. Property features: \* 23.3 square build \* Appealing facade opposite the newly built Hannaford Avenue reserve with a manicured front yard and spacious driveway \* Open plan kitchen with Smeg Appliances, Blanco double sink with pullout tap, subway tile splashback, 20mm stone benchtops, customised butlers pantry with an abundance of storage \* Open plan living and dining \* Secondary family / theatre room with skylight and block out blind feature \* Large extended outdoor alfresco overlooking the grassed backyard \* Master with ensuite and walk-in-robe \* Three secondary bedrooms all with built-in-robos \* Family bathroom with floor to ceiling tiling with separate shower and bath \* Separate toilet tiled floor to ceiling \* Both bathrooms and separate toilet featuring luxury Travertine marble tiling \* Internal laundry with external access and additional customised storage room \* Double lock up garage with internal access \* Di Lorenzo tiling, downlights and ducted air conditioning throughout Location features: \* Rouse Hill Public & High School catchments \* 450m walk to Riverstone bus service \* 3 minute drive to Carmel Village \* 5 minute drive to upcoming Box Hill City Centre \* 9 minute drive to Riverstone Station \* 13 minute drive to Rouse Hill Metro \* 13 minute drive to Rouse Hill Town Centre \* 10 minute drive to upcoming Rouse Hill Hospital