

**36 Porrhima Street, Box Hill, NSW 2765**

**Raine&Horne.**

**House For Sale**

Wednesday, 17 April 2024

36 Porrhima Street, Box Hill, NSW 2765

**Bedrooms: 4**

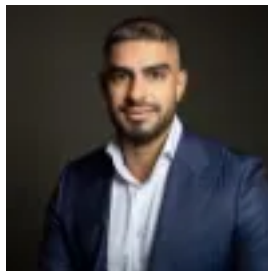
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Fernando Capati  
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Raza Khan  
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## Expressions of Interest

Welcome to your dream retreat, a meticulously crafted single-level abode where luxury meets functionality at every turn. Step into the grandeur of the open lounge and dining space, where soaring ceilings accentuated by skylights infuse the room with natural light, dancing upon the exquisite Italian tile flooring. Nestled within, a magnificent fireplace stands as the focal point, casting a warm glow over gatherings of family and friends. Entertainment seamlessly transitions outdoors to the enchanting undercover alfresco area, complete with a cozy heater, perfect for year-round enjoyment. Here, the meticulously landscaped low-maintenance backyard invites relaxation and alfresco dining under the stars. Prepare culinary masterpieces in the state-of-the-art kitchen, boasting a custom island bench crowned with Carrara Italian marble, where the sleek lines of the Ilve induction cooktop shimmer in the pendant light's gentle glow. The combined butler's kitchen and laundry, featuring an additional Ilve gas cooktop, offer unparalleled convenience and style. Retreat to the sumptuous master bedroom, a sanctuary of indulgence boasting his and her walk-in robes and an opulent ensuite adorned with floor-to-ceiling tiles and frame less shower. Three additional bedrooms, adorned with full-length built-ins and fans, offer comfort and privacy for family or guests. Every bathroom in this oasis of luxury exudes sophistication, with frameless shower screens, free standing jacuzzi and the finest fixtures throughout. As for the property features, the 3-meter ceiling height elevates every moment, while double-glazed windows adorned with black glass ensure tranquility and energy efficiency. Italian tiles flows seamlessly throughout, marrying timeless elegance with modern convenience. The 14kW Daikin Air Con, equipped with Wi-Fi capabilities, promises year-round comfort, while the 13.2kW solar system underscores your commitment to sustainability and efficiency. Welcome home to a realm of unparalleled luxury and comfort, where every detail has been meticulously curated to exceed expectations. Other property features;- 3m high ceiling- Italian marble flooring throughout- Samsung smart lock with wifi- Automatic garage with storage- Smart downlights throughout with high end fans in bedrooms- Double glazed windows throughout This amazing home is sure to impress! Call Fernando Capati on 0452577505 to book an inspection. Raine and Horne Rouse Hill ONLINE enquiry policy -All ONLINE enquiries received from this website require BOTH a day time phone number and email address. "All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."