

# 44 Kingston Avenue, Box Hill, NSW 2765

## House For Sale

Wednesday, 22 May 2024

44 Kingston Avenue, Box Hill, NSW 2765

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 500 m2

Type: House



Sukhvinder Thind  
0291312030



Simer Vij  
0291312030

## JUST LISTED !!

Rarely does a property of such exceptional quality and design grace the market, and we believe this is that property. This beautifully crafted home is a testament to sophistication and spacious living, boasting premium fittings and impeccable presentation—a true masterpiece of modern living. Waratah Estate Agents proudly presents this admired property in Gables, exuding refined elegance with meticulous attention to detail, generous proportions, and premium quality finishes throughout. The modern contemporary design ensures an enviable family lifestyle, establishing this home as a timeless gem in a highly sought-after location. \*Expertly designed custom-built home with an unsurpassed finishing standard. \*Impressive foyer entrance leading to a formal living area at the front of the house with a feature wall. \*Open plan kitchen equipped with SMEG appliances, including an integrated oven and gas cooktop. \*Luxurious 60mm kitchen benchtop and a functional butler's pantry, enhancing culinary experiences. \*This luxurious property offers two expansive master bedrooms, each with a private ensuite and spacious walk-in robes. Additionally, one of the master bedrooms features both a built-in robe and a walk-in robe for extra convenience and storage. \*Additional bedrooms well-appointed with built-in wardrobes. \*Dedicated 2m<sup>2</sup> tiled prayer area, providing a private space for reflection. \*Aesthetic and practical downlighting throughout the home. \*Comprehensive security system including alarm, video intercom, and operational security cameras included. \*Sheer curtain blinds that elegantly frame the windows while offering privacy. \*Well-maintained front and backyard landscapes, complete with a sparkling swimming pool. \*Swimming pool equipped with heating. \*Double garage with a stylishly painted floor and upgraded door. \*Expansive alfresco area equipped with a gas stovetop and sink, perfect for entertaining. \*Advanced home systems including Actron air conditioning unit with Neo touch controls. This property not only offers a luxurious abode but a lifestyle that epitomizes comfort and elegance. Perfectly suited for discerning individuals who appreciate quality and design, this home is designed to cater to all aspects of contemporary family living. Disclaimer: Every precaution has been taken to ensure the accuracy of the information on this site, but it does not constitute any representation by the vendors or an agent. Also this property is located in Gables.