

**45 Flemington Parkway, Box Hill, NSW 2765**



**Sold House**

Tuesday, 9 January 2024

45 Flemington Parkway, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 306 m2**

**Type: House**



Binnie Jaura  
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**\$1,150,000**

Binnie Jaura #1 agent of Box Hill welcomes you to this charming single-story entertainer's dream! This home is designed for seamless living and entertaining, boasting an inviting open-plan layout that effortlessly merges indoor and outdoor spaces. The perfect blend of style and functionality creates an ideal setting for gatherings and relaxation. The heart of this home lies in its spacious, open-plan living area, offering a warm and welcoming ambiance that exudes comfort. Natural light streams through the generous windows, illuminating the interior and highlighting the thoughtful design elements throughout. Venture outside, and you'll discover the epitome of a perfect outdoor setting. The meticulously crafted outdoor space provides an oasis for entertainment and leisure, where every corner evokes a sense of tranquility and homeliness. Whether it's hosting lively gatherings or enjoying peaceful moments, this outdoor haven caters to every need. Experience the seamless transition from the indoors to the outdoors, making every day feel like a retreat. With its irresistible charm and functional design, this single-story home is not just a residence's a sanctuary that embraces the essence of comfortable living and entertaining at its finest.

**Property Features:**

- Mojo built home
- Grand entrance to the home with Spotted gum decking in the front
- Crimsafe doors to the front and back of the house
- Open plan living with floorboards
- Large living area with dining space
- Kitchen with Caesarstone benchtop, breakfast bar, double sinks, Fisher & Paykel appliances, and gas cooktop
- 4 bedrooms with built-in robes with the master featuring a walk-in wardrobe and ensuite
- Upgraded carpet throughout including underlay for extra comfort
- 2 spacious bathrooms, main bathroom with ensuite, double sinks and large freestanding bath
- Internal laundry and linen cupboard with plenty of storage space
- 4 zone ducted air conditioning
- Plantation shutters throughout the home
- Aquacomb water tank built in with its pump
- Massive outdoor undercover alfresco area with large insulated panels to pergola including bbq area and pool table
- Spotted gum decking to the backyard with a grassed area perfect for kids/pets with one side access to the house
- 6m double stacker doors for indoor/outdoor living and entertaining
- Single car automatic garage with internal access

**Location Highlights:**

- Approx 3-4 mins walk to bus stops
- Approx 3-4 mins to Carmel Village Shopping Centre
- Approx 6-7 mins to Santa Sophia School
- Approx 5-6 mins to Box Hill City Centre
- Approx 10-12 mins drive to Rouse Hill Public School
- Approx 12 mins drive Rouse Hill Town Centre & Metro Station
- Easy access to Windsor Road

For more information call:-Binnie Jaura on 0430 434 732\*Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information nor do we accept responsibility for its accuracy. Any interested parties should rely on their inquiries and judgment to determine the accuracy of this information for their purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.