

**83 Longerenong Avenue, Box Hill, NSW 2765**



**House For Sale**

Tuesday, 14 November 2023

83 Longerenong Avenue, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Binnie Jaura  
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## JUST LISTED

Binnie Jaura #1 Agent of Box Hill & Ray White Rouse Hill is proud to present an elevated and sophisticated, substantial family home on a 375 sqm block located directly opposite the beautiful Reserve. Appealing to both growing and established families, this property offers beautiful surroundings from all sides which makes this home feel as if it is out of the city. Walking through the wider hallway, you shall be excited to enjoy the size of family living, dining, and a massive modern kitchen with a Butler's pantry. The family chef will appreciate the attention to detail in the oversized kitchen, equipped with sleek cabinetry. A suite of upgraded inclusions comprises 40mm stone benchtops, a double-door fridge cavity with plumbing, a dishwasher, Butler's pantry, and a quality Smeg cooktop and oven. On the upper level, bedrooms are large and comfortable, each with built-in robes serviced by a stylish main bathroom while the oversized main bedroom features a walk-in robe and ensuite with a balcony. Peaceful, spacious, and modern, this home has an amazing backyard with a resort-style swimming pool with a cabana and immaculately landscaped gardens with multiple outdoor living areas on offer for even the largest of families.

**Property Features:**

- East Facing
- Elevated 4 bedroom double storey house
- Quiet Location and Nature Reserve
- Master Bedroom featuring Ensuite, Walk-in robe, and Balcony with reserve views
- Remaining three bedrooms with Built-in Robe, Serviced by Main Bathroom
- Upstairs Rumpus
- Upgraded Kitchen with 40mm Benchtop
- 900mm Smeg appliances
- Huge Butlers Pantry with fridge plumbing
- Premium Porcelain Tiles downstairs and premium carpet upstairs
- Generous size laundry and Powder room on the ground floor
- Massive 9.9KW Solar Panels (No Electricity Bills)
- Ducted Actron Air Condition
- Downlights throughout
- 6mx3m Swimming pool with decked Cabana

**Location Highlights:**

- Approx. 5mins to Mount Carmel Shopping centre
- Approx. 5mins drive to Santa Sophia College
- Approx. 7mins drive to Rouse Hill Public School
- Approx. 8mins drive to Rouse Hill High School
- Approx. 10 mins drive to Rouse Hill Metro Station & Shopping centre
- Approx. 10 mins drive to Tallawong Metro Station
- Approx. 8mins drive to Rouse Hill Village Shops

For more information call:-Binnie Jaura on 0430 434 732 Samir Paudel on 0491 176 301

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