

**9 Hereford Street, Box Hill, NSW 2765**



**Sold House**

Friday, 1 September 2023

9 Hereford Street, Box Hill, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Binnie Jaura  
0288092990

## Contact agent

Binnie Jaura #1 Agent of Box Hill, is proud to present this stunning single-level property that boasts four spacious bedrooms, two well-appointed bathrooms, and a single-car garage. The thoughtfully designed layout offers both style and functionality, creating a warm and inviting space that's perfect for family living. The master suite is a peaceful retreat, with a generously sized bedroom, a walk-in robe, an ensuite bathroom with floor-to-ceiling tiles, and a built-in bathtub. The remaining three bedrooms are equally spacious and bright, perfect for children or guests. The gourmet kitchen is a chef's dream, featuring a gas cooktop, dual sinks, 20mm stone benchtops, a wrap-around bench, a walk-in pantry, stainless steel appliances, and an abundance of storage space. The kitchen seamlessly transitions into the living and dining areas, creating a perfect space for family meals and gatherings. As you step outside, you will be greeted by a tiled patio and a beautiful, low-maintenance backyard that is perfect for children and pets to play. This home is move-in-ready and boasts modern finishes and fixtures throughout. With its spacious and functional layout, convenient location, and modern design, this property is the perfect place to call home.

**Property features:**

- Four well-proportioned bedrooms, all with carpet, three with built-in robes, walk-in robes, and an ensuite to the master
- Immaculate kitchen with gas top, stainless steel appliances, dual sinks, 20mm stone benchtop, wraparound bench, and abundant preparation and storage space
- Spacious open living/dining area
- Fully tiled, bathrooms with vanities
- Laundry with sink and benchtop for all linen work, plus storage
- Single automatic garage with internal access
- Split system air conditioning
- Security cameras

**Location Highlights:**

- Approx. 7 minutes to Santa Sophia Catholic College
- Approx. 12 minutes from Rouse Hill Town Centre & Metro station
- Approx. 10 minutes from Tallawong Station
- Approx. 4 Minutes from the new Carmel Village Shopping Centre

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, and we do not accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.