

**9 Kingston Avenue (THE GABLES), Box Hill, NSW
2765**



House For Sale

Tuesday, 27 February 2024

9 Kingston Avenue (THE GABLES), Box Hill, NSW 2765

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Binnie Jaura
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Guide 1,100,000 | Must Be Sold

Welcome to this charming double-storey home nestled in the picturesque community of The Gables. Boasting an inviting open-plan layout, this residence is tailor-made for both elegant entertaining and cozy, comfortable living. Step inside to discover a spacious living area bathed in natural light, where seamless transitions between the kitchen, dining, and lounge areas create an atmosphere ideal for hosting gatherings with family and friends. The well-appointed kitchen features modern appliances, ample storage, and a generous island, making meal preparation a joy. Upstairs, you'll find tranquil bedrooms offering peaceful retreats from the bustle of everyday life, with the master suite boasting its ensuite bathroom for added privacy and convenience. Each room is thoughtfully designed to provide a balance of style and comfort, ensuring a sense of warmth and relaxation throughout. Outside, a private backyard oasis awaits, perfect for alfresco dining or simply unwinding under the stars. Whether you're hosting a barbecue with loved ones or enjoying a quiet morning coffee, this outdoor space is sure to become a favorite spot for making memories. Located in the sought-after community of The Gables, with its scenic surroundings and convenient amenities, this home offers the perfect blend of luxury and comfort. Don't miss your chance to experience the epitome of modern living in this idyllic setting.

Property Features:

- Study nook upon entry
- Powder room downstairs for guests
- Open plan living room/dining area with an abundance of natural sunlight
- Kitchen featuring gas cooktop, walk-in pantry, double sinks, and SMEG appliances
- 4 bedrooms in total, with 3 bedrooms with built-in robes and the master with its walk-in wardrobe and ensuite
- Internal laundry with a sink plus internal access from the backyard
- Two linen cupboards with plenty of storage space
- Outdoor undercover alfresco area perfect for outdoor entertaining including side access
- Large grassed backyard for kids or pets to play
- Ducted air-conditioning throughout
- Double car automatic garage with internal access

Location Highlights:

- Short stroll to Kingsburgh Parkway Reserve
- Short stroll to Bitalli Pond
- Approx. 1 minute from Bus Stop
- Approx. 9 minutes from Carmel Village Shopping Centre
- Approx. 6 minutes from Santa Sophia Catholic College

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 enquirers 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.