

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



**Sold House**

Saturday, 19 August 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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**\$1,245,000**

Garry Thandi, the owner and principal of Blossom Properties, proudly presents this Custom-Built Family Residence! Nestled upon a sprawling parcel of land, this near-new haven redefines the very essence of luxury living. Every facet of this residence has been meticulously designed to evoke a sense of grandeur and opulence that surpasses all expectations.

**Key Features:**

- Gourmet Dream:** The heart of this home is an awe-inspiring gourmet kitchen, a haven for culinary aficionados. Adorned with top-of-the-line stainless steel appliances, it seamlessly marries functionality with aesthetics. A gas stove and a generously sized walk-in pantry cater to your culinary aspirations.
- Effortless Flow:** The open-plan living area is a masterpiece of space and light. It effortlessly connects the kitchen, dining, and living spaces, creating an inviting atmosphere for relaxation and celebration. Sliding doors lead to a covered alfresco area, blurring the lines between indoors and outdoors.
- Outdoor Oasis:** The outdoor realm is designed for low-maintenance luxury. It provides a canvas for your creative inspirations, with the option for an outdoor kitchen in the alfresco area, allowing you to elevate your culinary experiences while surrounded by nature.
- Masterful Retreat:** The master bedroom is a true sanctuary, featuring a tiled en-suite that adds a touch of luxury to your daily routine. A spacious walk-in robe ensures your wardrobe is elegantly accommodated. An additional master en-suite offers gracious hospitality for your guests.
- Generous Bedrooms:** Two generously proportioned bedrooms, each adorned with built-in wardrobes, effortlessly cater to your storage needs. The main luxury bathroom, with its freestanding bathtub, beckons you to unwind and indulge in moments of pure relaxation.

This property transcends the ordinary, offering a lifestyle of unparalleled ease and sophistication. Contact us today to experience the elegance and grandeur of this exceptional residence in person. Your future of luxury living awaits. Welcome home.

**Property Features**

- Near New House 24.5 Square-4 Modern Bedrooms-Gorgeous master En-suites - Kitchen with Buttlar Pantry-Spacious combined living & dining area -High Ceilings, 2700mm throughout-Featured niches throughout the house -Generous-sized bedrooms with built-in robes & walk-in robe
- Modern full designer bathrooms with lux features -Heated lights for all bathrooms -40mm stone bench top with waterfall -900mm gas cook top, oven & dishwasher -Spacious walk-in pantry-Designer Tap ware -Laundry with external access-Blinds throughout -Porcelain tiles for the main floor -Ducted air conditioning -Downlights throughout the house
- Quality alarm system and intercom -Provision for outdoor kitchen-Automatic double garage with internal access
- Professionally landscaped front and backyard -Many more

**Location features:**

- ~3-4 minutes drive to New Carmel Village Shopping Centre~Approx. 10 minutes from Rouse Hill Town Centre and Rouse Hill Metro~Approx. 10 minutes from Tallawong Metro Station~Approx. 6-7 minutes from Santa Sophia College~Approx. 9 minutes to Rouse Hill Public School~Approx. 7 minutes to St John's Primary School

For more information, contact Garry Thandi at 0432 931 464

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