

# 9 Perlite Terrace (The Gables), Box Hill, NSW 2765



## House For Sale

Tuesday, 19 March 2024

9 Perlite Terrace (The Gables), Box Hill, NSW 2765

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 450 m2

Type: House



Binnie Jaura  
0288092990

## Auction

Binnie Jaura is proud to present this exciting double storey family home to the market, designed for spacious family living with quality and intricate features, providing multiple living areas, a seamless floor plan located in the highly sought-after suburb of The Gables- this property is not to be missed. Upon entry to this beautiful eye-opening home, you are greeted by an wide entry, high ceilings, and premium flooring. The spacious family home consists of a spacious media room, wonderful for entertaining guests with the option to convert it into an additional bedroom. The lower floor also features an additional bedroom with a built in robe and a jack and jill bathroom with marble tile features. Through to the light-filled open plan kitchen, living, and dining, featuring Ilve appliances, gas stove top, and dual sinks as well as a butlers pantry with an abundance of storage space and sink. Flowing to the laundry, consisting of a broad storage space and external access. The outstanding dining and family area flows out to the covered alfresco with ceiling fan and downlights and a spacious backyard perfect for year-round entertaining. Up the beautiful timber balustrade stairs central to this immaculately designed home is the elegant, oversized master bedroom which consists of a fully tiled ensuite with the addition of his and hers sinks, freestanding bath and an expansive shower, also accompanied by a large walk-in wardrobe. The upper floor also consists of an additional living area perfect for a family time along with 3 extra bedrooms consisting of a generous amount of space, 2 equipped with walk in robes and 1 with a built in and all with access to the modern main bathroom. Property features: • Mojo homes build • Square set ceilings • Separate media room • Full bathroom downstairs large shower • Bedroom downstairs with built-in robe • Modern kitchen with Caesarstone benchtop, island bench with dual sinks, tiled splash back, soft close draws, Ilve appliances (900mm) and spacious butlers pantry with sink • Laundry with ample storage space and a sink • Living and dining room leading out through the glass sliding doors to the undercover entertaining area and backyard • Timber balustrade on stairs • Timber floorboards • Upstairs living area • Master bedroom with walk-in robe, private balcony, ensuite with his and hers sinks and a freestanding bath • 3 additional bedrooms upstairs - 2 with walk-in robes and 1 with built in (all with built in cabinetry) • Main bathroom with marble tile features and built in bath • Downlights throughout • Solar panels (6.5KW) • Security cameras • Ducted air conditioning (2 zones) Location Highlights: • Short stroll to Santa Sophia School • Approx. 10 minutes from Rouse Hill Town Centre • Approx. 10 minutes from Tallawong Station and Rouse Hill Metro • Approx. 8 minutes from 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 nor do we 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.