

**125 Turffontein Avenue, Box Hill, NSW, 2765**

Laing+Simmons

## House For Sale

Tuesday, 1 October 2024

125 Turffontein Avenue, Box Hill, NSW, 2765

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Kent Pilkington  
0296261555

## House and Granny Flat

This stunning, contemporary residence boasts a spacious design, providing the perfect setting for large family living. It also features a separate granny flat at the back, enhancing its appeal as a smart investment. The home exudes a stylish modern aesthetic, expertly designed to offer abundant natural light and privacy. Conveniently located just minutes from Carmel Village Shopping Centre and nearby schools and amenities, this is an exceptional opportunity for versatile living arrangements, whether for dual occupancy, generating rental income, or both.

- Sleek, open-plan living area that is bright and airy
- Self-contained two-bedroom granny flat with its own entrance
- The granny flat includes a kitchen, bathroom, and private garden
- Gourmet kitchen featuring a breakfast island and integrated appliances
- Sun-soaked rear garden with a fully fenced and secure lawn
- Four spacious upstairs bedrooms with built-in wardrobes, plus a separate family area
- Luxurious master suite complete with two walk-in closets and a designer ensuite
- Downstairs formal lounge or home office located at the entrance
- Ducted air conditioning and a double garage with internal access
- Just 10 minutes to Rouse Hill Town Centre, metro station, and schools
- Outstanding rental potential or ideal for in-law accommodation
- 458m<sup>2</sup> block of land

### Location Highlights

- 2 Minutes to Childcare Centre
- 5 minutes to Carmel Village
- 6 Minutes to Arndell Anglican College
- 5 Minutes to Santa Sophia Catholic College
- 4 Minutes to Gables Public School

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.