

13 Byerley Street, Box Hill, NSW, 2765



House For Sale

Tuesday, 24 September 2024

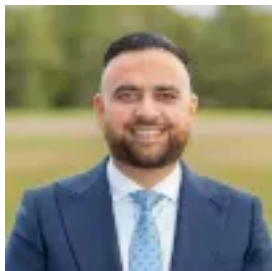
13 Byerley Street, Box Hill, NSW, 2765

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Binnie Jaura

Modern Designed Family Home

Ray White Rouse Hill/Box Hill introduces you to this stunning double-storey modern family home, where contemporary design meets eco-friendly living. Boasting 10.8KW of solar power, this near-new residence offers sustainability without compromising on luxury. The open-plan layout downstairs creates a seamless flow between the living, dining, and kitchen areas, ideal for entertaining or relaxing with family. Wide windows fill the home with natural light, enhancing the spacious and airy atmosphere.

Step outside to the expansive backyard, featuring a lush grassed area and a dedicated artificial grass zone, perfect for kids to safely play year-round. The insulated pergola, complete with downlights, extends the alfresco entertaining space, creating an inviting area for outdoor dining and gatherings in any season.

Upstairs, the home exudes cozy comfort, with bedrooms and living spaces designed for relaxation. The media room is a cinematic retreat, offering the perfect space for movie nights or gaming. For those who love to read or work from home, a library/study room provides a quiet sanctuary. Bathrooms are equipped with heated lights for added luxury, making every morning routine a warm and pleasant experience.

Technologically advanced, this home features Alexa voice-operated lights, adding convenience and a modern touch to daily living. The garage, as well as the porch, are finished with sleek epoxy flooring, giving the space a polished and durable surface.

This property truly offers a family-friendly lifestyle, with thoughtful features and stylish touches throughout.

Property Features:

- Just over 1 year old home built by Simonds Homes
- Front balcony decking with epoxy flooring
- Alexa voice operated lights in living room, master bedroom and media room
- Modern kitchen with ceasarstone bench top with 40mm arris edge breakfast bar, double sinks, gas cooktop and walk in pantry
- Internal laundry with linen cupboard storage space
- 4 carpeted bedrooms all with built in wardrobes with the master featuring its own walk in wardrobe, private ensuite and balcony views
- 10KW Solar Power
- Library/study room
- 3 zone ducted conditioning
- Single car automatic garage with epoxy flooring
- Insulated pergola with downlights extending alfresco area
- Huge grassed backyard with dedicated artificial grass for the kids play area

Location Highlights:

- Approx. 2 minute drive to Box Hill City Centre
- Approx. 2 minute drive to Brindle Parkway Reserve
- Approx. 6 minute drive to Bobby Bakehouse
- Approx. 7 minute drive to Camel Village Shopping Centre
- Approx. 7 minute drive to Santa Sophia Catholic College
- Approx. 10 minute drive to Rouse Hill Regional Park
- Approx. 10 minute drive to Rouse Hill Town Centre and Metro Station

For more information please call Binnie Jaura on 0430 434 732

*Please note that we require a contact number to provide any information about this property. Enquiries submitted without a phone number will not be accepted. Thank you for your understanding.

*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 inquiries 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