

**2 Limerick Street, Box Hill, NSW, 2765**

Laing+Simmons

**House For Sale**

Saturday, 26 October 2024

2 Limerick Street, Box Hill, NSW, 2765

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Raj Mangat  
0433330722

## Contemporary Stylish Living!

Laing + Simmons welcomes you to this stunning abode, superbly located within the friendly suburb of Box Hill. This 'Champion Home' presents the perfect balance of space, style and design, thoughtfully curated for the modern family. Offering a free flowing floor plan with multiple living spaces, creating the ideal prospect for those who are seeking the extra space. Complemented by light filled interiors throughout, revealing contemporary finishes at every turn, this pristine abode is ready for you to inspect.

### Features include:

- \* Four generous bedrooms, three with built in wardrobes, master retreat revealing walk in robe and private ensuite
- \* Three stylish bathrooms, main featuring an indulgent bathtub, shower and vanity, an extra 4th powder room downstairs
- \* Open plan casual living and dining zones, formal lounge upon entry seamlessly connecting to kitchen area
- \* Sleek kitchen with gas cooktop, glass splashback, quality appliances, 40mm stone benchtops with waterfall edge
- \* Single automatic garage granting internal entry to residence, security system and convenient side access to yard
- \* Luxuries include, ducted air conditioning, plantation shutters, pendant lights, chandelier, downlights, ceiling fans, tiled flooring, newly built 2023 home, modern upgrades, plus more!

### Location benefits:

- Approx. 2.7kms to Carmel Village Shopping Centre
- Approx. 4.9kms to Santa Sofia College
- Approx. 5.4kms to Box Hill Shopping Centre
- Approx. 9kms to Rouse Hill Town Centre & Metro
- Approx. 8.7kms to Tallawong Metro
- Easy access to buses, motorways, and schools such as Rouse Hill Public and High School

For more information regarding this amazing opportunity within the up-and-coming locale of Box Hill, contact Raj Mangat (0433 330 722) or Arsh Rana (0470 480 615) today to assist you further with your inquiry.

Disclaimer: The above information has been gathered from sources we believe are reliable. However, we cannot guarantee the accuracy of this information and do not 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.