

**23 Thoroughbred Way, Box Hill, NSW, 2765**

MANOR

**House For Sale**

Wednesday, 31 July 2024

23 Thoroughbred Way, Box Hill, NSW, 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matt Mazzei  
0296395833

## Entertainers Haven

Comfortably located in the sought-after Hills of Carmel Estate moments away from Carmel Village, this 1 year old two storey home is designed for the young family or an astute investment opportunity with plenty of growth to wisely leverage.

This 1 year old Rawson home offers the perfect layout, with a pleasantly spacious and airy entrance by upgrading to 2.7m ceilings. The light filled open plan living and dining area offers a spacious and tasteful kitchen with luxuries such as stone benchtops, island bench + breakfast bar, tiled splashback, feature pendant lighting and 900mm gas cooktop. Seamlessly flowing to the backyard for easy indoor / outdoor living, the entertaining space is extended from the undercover alfresco to open timber deck with a calming and relaxing garden and Blue Mountains backdrop.

The timber treads with white risers lead you upstairs and provide a soft and warm feeling as you are greeted with the upstairs living space with multiple windows shedding an abundance of natural light. The master bedroom enjoys Eastern sun and has been upgraded to include a study nook, walk-in-robe and ensuite with floor-to-ceiling tiling, free standing bathtub and double vanity. The three secondary rooms include built-in-robos, and family bathroom with floor-to-ceiling tiles and separate shower and bath.

Nestled in the heart of Box Hill, enjoy immediate access to an array of local green space such as Hannaford Avenue Reserve for an open space with Blue Mountains Views, Brindle Parkway Reserve for sporting and recreation, and Gables parks + reserves. Transport couldn't be easier, with a short walk to bus stops taking you to Rouse Hill and other district hubs and seamless access by car to key arterial roads.

Property features:

- \* 24 square build (approx.)
- \* Spacious double driveway and front yard
- \* 2.7m ceilings downstairs
- \* Media room
- \* Open plan living and dining with abundance of light
- \* Kitchen including 40mm stone benchtops, island bench + breakfast bar, tiled splashback, feature pendant lighting and 900mm gas cooktop
- \* Undercover alfresco + open timber deck
- \* East facing Master with walk-in-robe, study nook and ensuite
- \* Three secondary bedrooms, all with built-in-robos
- \* Family bathroom with separate shower and bath
- \* Internal laundry with external access
- \* Linen storage
- \* Double lock up garage with internal access
- \* Open downstairs entrance
- \* Staircase with timber treads and white risers
- \* Ducted air conditioning and downlighting throughout
- \* Plantation shutters and blinds throughout
- \* Neutral tones and tasteful wallpaper throughout
- \* 10kW Solar system

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 enquiries 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.