

# 4 Aplite Circuit (The Gables), Box Hill, NSW 2765



## House For Sale

Sunday, 23 June 2024

4 Aplite Circuit (The Gables), Box Hill, NSW 2765

Bedrooms: 6

Bathrooms: 4

Parkings: 8

Area: 2445 m2

Type: House



Binnie Jaura  
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## Auction

Binnie Jaura #1 agent of Ray White Rouse Hill/Box Hill welcomes you to discover the epitome of luxurious living in this exquisite single-storey home, majestically situated on a premium street in the Gables. This residence embodies sophistication and comfort, crafted with meticulous attention to detail and offering an expansive layout across a generous 2445sqm of land. Upon entering, you are greeted by multiple living areas bathed in natural sunlight, all accentuated by high ceilings that enhance the sense of space and grandeur. The seamless flow from the interiors to the sun-drenched deck creates an ideal setting for entertaining, allowing guests to enjoy the stunning views of the landscaped gardens. The deck overlooks a level, low-maintenance backyard, perfect for children to play in safety and parents to relax in tranquility. The beautifully designed garden spaces add to the home's allure, providing a serene backdrop to everyday living. A true highlight of this property is the exceptional swimming pool, a stunning centerpiece that promises endless enjoyment and relaxation. Whether you're hosting gatherings or enjoying quiet family moments, this pool area offers a luxurious escape within your own home. This single-storey masterpiece is more than just a home; it's a lifestyle, offering unparalleled elegance and convenience in the sought-after Gables community. Experience the finest in luxury living with this remarkable property.

**Property Features:**

- 3 year old home built by Clarendon Homes
- 70 square metre internal size
- Expansive front lawns with manicured and neat gardens
- Multi-purpose front living room with plenty of space
- Sunlit main living area with seamless indoor-outdoor flow to pool
- Kitchen with gas cooktop, SMEG appliances including range hood and an oversized walk in pantry
- Elegant formal dining area adjacent to the kitchen
- Cozy carpeted media room for entertainment
- Plantation shutters throughout
- Master bedroom secluded from other bedrooms with sunset pool view, walk in wardrobe and a private ensuite with double sinks
- 4 well-appointed bedrooms with ceiling fans and walk in wardrobes
- Spacious study ideal for remote office/potential for a 6th bedroom
- Third lounge room centrally located in the home
- Ducted air-conditioning with Advantage Air Touchpad Controls (Operated by phone too)
- Bosch security alarm system with external security cameras
- Holman Irrigation Automatic Watering System for the front and back gardens
- Cyclo Vac System
- Fujitsu Inverter
- Huge linen cupboard with plenty of storage space
- Large laundry room offering plenty of bench space for folding, numerous storage cupboards, and indoor-outdoor clothesline accessibility
- Mud room towards the rear of the home
- In-ground stunning blue swimming pool with glass fencing and potential for pool heating
- Insnrg pool equipment with feature pool lights by Aqua Quip
- Covered alfresco entertainment area opposite pool
- Beautifully maintained gardens with sunset views and sheltered deck for barbecues
- 6 car garage with Hypoxy Flooring with remote control entry and drive through access to the rear
- Large shed with room for 2 extra car spaces

**Location Highlights:**

- Approx. 4 minutes drive to Santa Sophia College
- Approx. 10 minutes drive to Carmel Village Shopping Centre
- Approx. 7 minutes drive to Box Hill Town Centre
- Approx. 15 minutes drive to Rouse Hill Town Centre/Metro Station
- Approx. 13 minutes drive to Tallawong Station

For more information please call Binnie Jaura 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.