

**44 Mustang Avenue, Box Hill, NSW 2765**

**Raine&Horne.**

**House For Sale**

Monday, 8 July 2024

44 Mustang Avenue, Box Hill, NSW 2765

**Bedrooms: 5**

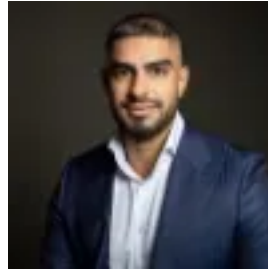
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Fernando Capati  
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Raza Khan  
0296297771

## Auction

Presented by Fernando Capati from Raine & Horne Rouse Hill, this magnificent 4150sqm Hamptons-style masterpiece offers an unrivaled combination of luxury, elegance, and functionality. Commanding breathtaking district views from its elevated position, this custom-built split-level home is a testament to superior craftsmanship and impeccable design. Perfectly positioned in a sought-after location, the residence is within walking distance to the new Brindle Parkway Park and moments away from top-tier schools, vibrant shopping districts, and efficient transportation links. This exceptional property is designed to cater to the most discerning buyers, providing a sanctuary of modern family living with every conceivable luxury inclusion.

**Key Features:**

- **Expansive Living Spaces:**
  - **Grand Open-Plan Living:** The massive open-plan lounge and dining areas are bathed in natural light, seamlessly flowing onto a large alfresco area. This space is perfect for entertaining guests or enjoying quiet family moments, with the easy-maintenance backyard providing a serene backdrop.
  - **Formal and Informal Spaces:** The formal lounge room at the entrance exudes sophistication, while the upstairs study offers a quiet retreat for work or study, ensuring every family member's needs are met.
- **Gourmet Kitchen:**
  - **Heart of the Home:** The centerpiece of this residence is the gourmet kitchen, featuring a striking 6m island bench topped with 40mm Caesarstone. This expansive surface provides ample space for meal preparation and casual dining.
  - **Top-of-the-Line Appliances:** Outfitted with premium Delonghi appliances, the kitchen is designed for culinary excellence. Whether you're preparing a family meal or hosting a dinner party, this kitchen is equipped to handle every occasion.
  - **Ample Storage:** The abundant cabinetry and spacious walk-in pantry ensure that storage space is never a concern, keeping your kitchen organized and clutter-free.
- **Luxurious Bedrooms:**
  - **Master Suite Oasis:** The opulent master bedroom is a private haven, featuring a vast walk-in robe, a serene parents' retreat, and an elegant ensuite. Step out onto your private balcony to take in the stunning views, creating a perfect escape from the daily grind.
  - **Spacious Secondary Bedrooms:** Three additional generously sized bedrooms, each with built-in wardrobes, offer comfort and privacy for family members or guests.
  - **Guest Accommodation:** The ground-floor guest bedroom with its own ensuite provides the ideal solution for accommodating visitors or extended family members, ensuring everyone feels at home.
- **Sophisticated Bathrooms:**
  - **Spa-Like Retreats:** All bathrooms are exquisitely appointed with frameless showers and floor-to-ceiling tiles. The main bathroom features a luxurious freestanding tub, offering a spa-like experience for ultimate relaxation.
- **Functional Laundry:**
  - **Efficient Design:** The well-designed laundry room includes a 40mm benchtop and ample cupboard space, combining practicality with style to meet all your laundry needs.

**Additional Highlights:**

- **Double Garage:** The double garage provides secure parking and additional storage space, ensuring your vehicles and belongings are well-protected.
- **Premium Flooring:** Hybrid timber flooring throughout the home enhances its aesthetic appeal and durability, providing a warm and inviting atmosphere.
- **Sophisticated Exterior:** The fully rendered exterior exudes sophistication and timeless elegance, making a lasting first impression.
- **Ambient Lighting:** Downlights throughout the home create a warm and inviting ambiance, highlighting the exquisite interior features.
- **Year-Round Comfort:** Ducted air conditioning ensures comfort in every season, allowing you to enjoy the perfect indoor climate all year round.

**Prime Location:**

- **Convenience and Accessibility:** Located within walking distance to the new Brindle Parkway Park, this home offers easy access to outdoor recreation and leisure activities.
- **Proximity to Amenities:** Top-rated schools, vibrant shopping districts, and efficient transportation links are just moments away, providing convenience and enhancing your lifestyle.

This remarkable property is more than just a home; it is a statement of luxury and a testament to refined living. Experience the ultimate in modern family living with every detail meticulously crafted to perfection. This amazing home is sure to impress! Call Fernando Capati on 0452577505 to book an inspection. Raine and Horne Rouse Hill ONLINE enquiry policy -All ONLINE enquiries received from this website require BOTH a day time phone number and email address."All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."