

**47 Pridham Ave, Box Hill, NSW, 2765**

**Raine&Horne.**

**House For Sale**

Friday, 27 September 2024

47 Pridham Ave, Box Hill, NSW, 2765

**Bedrooms: 4**

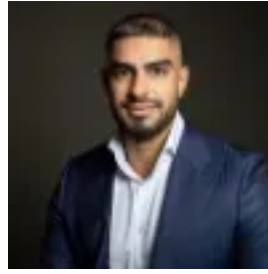
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Discover Effortless Living in the Heart of Hills of Carmel Estate

Fernando Capati from Raine & Horne Rouse Hill is excited to present this immaculate single-level residence, perfectly positioned in the sought-after Hills of Carmel Estate. Just moments from the newly constructed Carmel Village Shopping Centre, this home offers the ideal lifestyle for young families, downsizers, and investors alike.

### A Thoughtfully Designed Home for Modern Living

Situated on a low-maintenance 359m<sup>2</sup> block, this residence boasts a versatile floor plan with multiple living areas and quality finishes throughout. With its open-plan layout and light-filled spaces, this home is designed for both relaxation and entertaining, offering everything you need for a convenient and comfortable lifestyle.

#### Key Highlights:

##### Spacious and Inviting:

**24-Square Design:** Enjoy the generous layout, thoughtfully crafted to provide ample living space without compromising on style or functionality. The welcoming entrance, with a spacious driveway and beautifully manicured front yard, sets the tone for what lies beyond.

##### Modern Entertaining Spaces:

**Formal Lounge:** The cozy formal lounge upon entry is the perfect spot to unwind or welcome guests with ease.

**Open-Plan Living and Dining:** Flowing seamlessly from the kitchen, this expansive area is ideal for family gatherings and day-to-day living, offering a comfortable and versatile space to enjoy.

##### Gourmet Kitchen:

**Chef's Delight:** The stylish kitchen features a spacious island bench, sleek stone benchtops, and a 900mm gas cooktop and oven. Whether you're preparing a casual meal or hosting a dinner party, this kitchen is equipped for every occasion.

##### Indoor-Outdoor Harmony:

**Alfresco Bliss:** Step outside to the undercover alfresco area, complemented by a pergola and lush, mature gardens.

Perfect for weekend BBQs or quiet evenings under the stars.

**Low-Maintenance Yard:** Designed for easy care, the backyard offers a serene setting without the upkeep, allowing you more time to enjoy your new home.

##### Comfortable and Private Bedrooms:

**Master Retreat:** The luxurious master suite features high ceilings, an ensuite, a walk-in robe, and a ceiling fan, creating a private sanctuary to unwind at the end of the day.

**Three Additional Bedrooms:** Each secondary bedroom is well-sized and comes complete with built-in robes and ceiling fans, providing comfort and convenience for family or guests.

##### Family-Friendly Amenities:

**Stylish Bathrooms:** A family bathroom with a separate shower and bath, plus a separate toilet, offers functionality and style for busy mornings.

**Additional Conveniences:** An internal laundry with external access, ample linen storage, and a double lock-up garage with internal access add to the home's practicality.

##### Prime Location, Unmatched Convenience

Nestled in the vibrant community of Box Hill, this home is just a short stroll from Hannaford Avenue Reserve and offers easy access to public transport links connecting you to Rouse Hill, Tallawong, and Riverstone. With the brand-new Carmel

Village Shopping Centre and the future Box Hill City Centre just minutes away, you'll enjoy a lifestyle of unmatched convenience and growth potential.

#### Your Next Chapter Starts Here

Whether you're starting your family journey, seeking a stylish downsizer, or looking for a smart investment, this beautiful home is ready to welcome you. Don't miss out on this fantastic opportunity-contact Fernando Capati from Raine & Horne Rouse Hill today to arrange a private viewing and see for yourself why this property is the perfect place to call home.

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