

Specifications

PROPERTY TYPE	BEDROOM VARIATION	NO. OF LOTS	LAND AREA VARIATION (SQM)
House and Granny	6	1	450
House	4-5	33	300-375
Duplex	1-4	22	n/a
Land	n/a	53 + 1 OSD	300-380
Lifestyle Lots	n/a	6	2000



110 Constellation Avenue, BOX HILL, NSW 2765

Lot 81 - 110 Constellation Avenue, Box Hill, NSW

The new residential estate located at 190-194 Old Pitt Town Road, Box Hill, NSW, offers a premium living experience with a variety of property options, including houses, duplexes, and lifestyle lots. The estate is strategically positioned near top-tier educational facilities, convenient shopping centers, efficient transport links, and beautiful parklands. This development presents a unique opportunity for families and investors looking to be part of one of Sydney's rapidly growing precincts. The estate includes easy access to future developments like Box Hill City Centre and local schooling options. Additionally, the project features modern amenities and quality construction, with property types varying from 4-5 bedroom houses, duplexes, and house with granny flats. Lot sizes range between 300 square meters to expansive 2000 square meters lifestyle lots.

Location: 190-194 Old Pitt Town Road, Box Hill, NSW, set in one of Sydney's fastest-growing areas.

Property Options: Includes a mix of houses, duplexes, and lifestyle lots suitable for modern Australian families.

Size Variation: Lot sizes range from 300 to 2000 square meters.

Proximity to Amenities: Close to educational institutions like Rouse Hill High School,

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TYPE: For Sale
INTERNET ID: 108P1385
SALE DETAILS
\$1,559,990
CONTACT DETAILS
Elders Cabramatta
 Level 1, 237 Cabramatta Road
 Cabramatta, NSW
 02 6942 8100
David Bui
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shopping centers such as Carmel Village Shopping Centre, and transport access via Tallawong and Rouse Hill Metro Stations.

Future Developments: Potential benefits from nearby developments like the future Box Hill City Centre and Box Hill Public & High School.

Living Environment: Surrounded by parklands and reserves like the Rouse Hill Regional Park and Brindle Parkway Reserve, offering a perfect balance of urban living and nature.

- Land Area 306.00 square metres
- Building Area: 263.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 1
- Single garage

PROJECT
Specifications

PROPERTY TYPE	APPROXIMATE PRICE	NO. OF LOTS	APPROXIMATE LAND AREA
House with Garage	\$		200
Pool	Yes		Standard
Garage	Yes		2 Car
Land	Yes	50-100sqm	50-100sqm
Orientation	Yes	N	2000



BOX HILL'S
Investment

- STRATEGIC LOCATION**
 - Close to major roads
 - Close to public transport
 - Close to schools and parks
 - Close to shopping centers
- TRANSPORTATION**
 - Close to major roads
 - Close to public transport
 - Close to schools and parks
 - Close to shopping centers
- POPULATION GROWTH**
 - Close to major roads
 - Close to public transport
 - Close to schools and parks
 - Close to shopping centers
- EDUCATION, FITNESS & RECREATION**
 - Close to major roads
 - Close to public transport
 - Close to schools and parks
 - Close to shopping centers



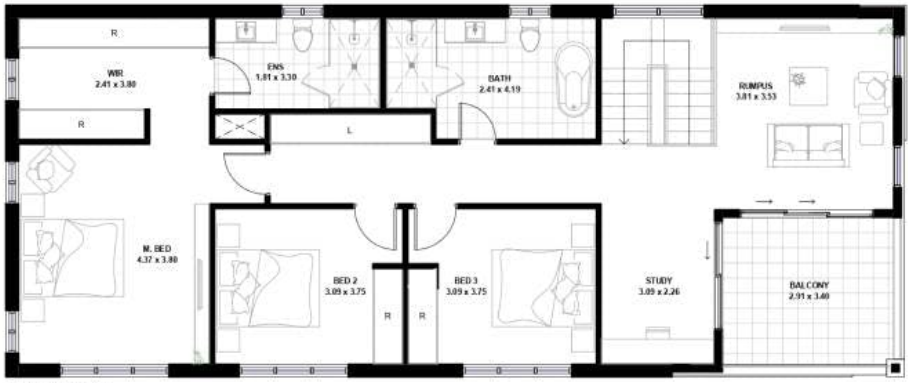
SUBDIVISION
Plan



190-194
OLD PITT TOWN ROAD
BOX HILL, NSW



GROUND FLOOR



FIRST FLOOR



LOT PLAN

LOT 81
CONSTELLATION AVENUE
BOXHILL



TOTAL LAND AREA - 306 m² (12.2M X 30.0M)

Ground Floor (Incl. Garage, Porch and Patio)	132 m ²	14.2 Squares
First Floor (Incl. Studio and Balcony)	131 m ²	14.1 Squares
Open space (Incl. Back & Front Courtyard)	174 m ²	

TOTAL AREA:- (GROUND FLOOR + FIRST FLOOR AREA) (SQUARES AND M ²)	263 m ²	28.3 Squares
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NORTH



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