

## 17 Tarcoola Drive, BOX HILL, NSW 2765

A Statement of Luxury, Designed for Elevated Family Living.

Sukhwinder Singh and Ranbir Sangha from Elders Real Estate Box Hill proudly present this exceptional, brand-new custom-built double-storey residence, superbly positioned in a highly sought-after location build by Prime Homes.

Showcasing an inspired fusion of scale, architectural elegance, and refined luxury, this impressive home has been meticulously crafted to deliver an uncompromised family lifestyle. From its striking rendered facade and ambient-lit entrance to its expansive interiors and thoughtfully curated floorplan, this residence sets a new standard for prestige living in the Gables.

Designed to balance privacy with effortless entertaining, the home offers generous family-sized proportions while maintaining low-maintenance appeal. Enhanced by sophisticated finishes, intelligent design, and a blue-chip setting, this remarkable property will captivate even the most discerning buyers.

### Key Features

- Grand Entryway: Wide hallway featuring ambient lighting, 3 m to 4.5m high ceiling

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 39P0268

**SALE DETAILS**

**PLEASE CONTACT  
AGENT**

**CONTACT DETAILS**

**Sukhwinder Singh**  
0433 562 680

downstairs and 2.7m upstairs with glass balustrades, multiple chandeliers, and elegant tiled flooring for an unforgettable first impression

- Five Spacious Bedrooms: All with built-in wardrobes; luxurious master suite with walk-in robe and deluxe ensuite
- Three Designer Bathrooms: Showcasing bespoke finishes and floor-to-ceiling tiling
- Open-Plan Living & Dining: Enhanced by soaring ceilings and seamless flow to the covered outdoor entertaining area
- Gourmet Kitchen: Equipped with premium appliances, integrated Mile Fridge, microwave and oven, bespoke cabinetry, stone benchtop, and an expansive entertainer's island
- Fully concealed butler's pantry with additional cooktop and integrated dishwasher
- Media Room: Featuring custom joinery and provisions for a premium sound system, ideal for movie nights
- Modern Comforts: Ducted air conditioning, integrated security and alarm system, abundant storage, and internal access from the garage
- Alfresco Entertaining: Impressive outdoor area with fully equipped BBQ, overlooking a manicured grassed backyard
- Striking Street Appeal with premium rendered facade
- Security Cameras Installed and statement aluminium pivot entry door

#### Schools and Education

- Approx. 3 minute drive to Santa Sophia Catholic College
- Approx. 4 minute drive to Aspect School
- Approx. 5 minute drive to Early Years Learning Academy Box Hill
- Approx. 7 minute drive to Box Hill Primary School
- Parks and Playing field
- Approx. 3 minute to Gables Skate Park.
- Approx. 4 minutes to Slidey Park, Orchard Park, Bunyarra Parade Reserve

#### Shopping Centre

- Approx. 3 minute drive to Gables Town Centre
- Approx. 7 minute drive to upcoming Box Hill City Centre
- Approx. 10 minute drive to Carmel Village Shopping Centre
- Approx. 12 minute drive to Rouse Hill Village Centre
- Approx. 14 minute drive to Rouse Hill Town Centre

#### Bus Stop, Metro and Train Stations

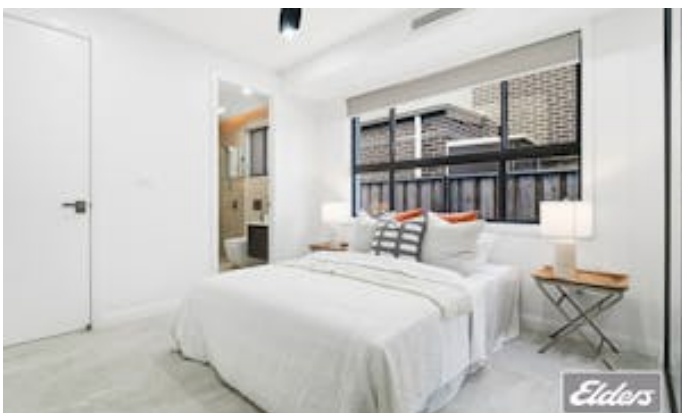
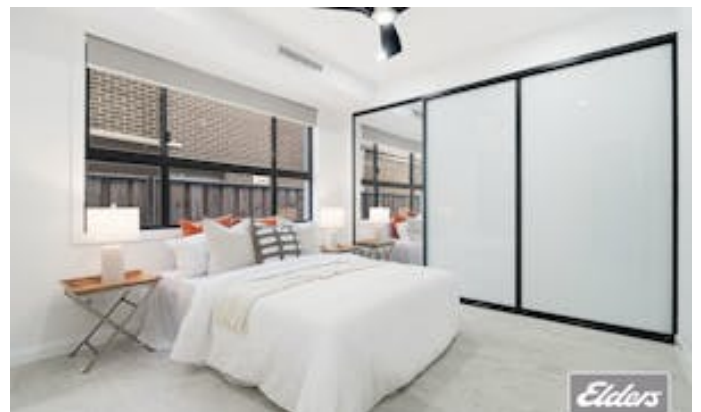
- Approx. 400m away Bus Stop 740 to Rouse Hill Metro Station/ Shopping Centre
- Approx. 10 minute drive to Vineyard Train Station
- Approx. 14 minute drive to Tallawong Metro Station
- Approx. 15 minute drive to Tallawong Metro Station

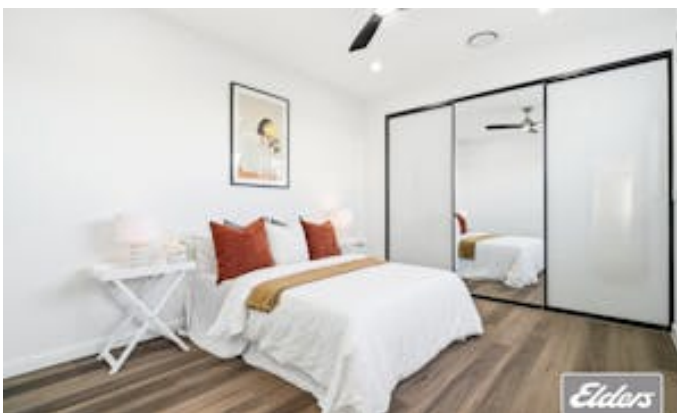
Other features: 3 Phase Power, Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 450.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- Ensuite
- Floorboards















**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent will not accept any liability Interested parties should make and rely on their own enquiries



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