



50B Noah Street, BOX HILL, NSW 2765

Style, Investment & Location – All in One

A rare opportunity to secure a premium display home in the heart of Box Hill's prestigious HomeWorld Exhibition Village, offering a perfect blend of luxury, functionality, and investment return.

This modern Torrens Title duplex comes fully furnished and is leased back with guaranteed returns.

Boasting 4 bedrooms, 2.5 bathrooms, and a single garage, this stylish home is loaded with upgrades and sits on a 225m² (approx.) block in the sought-after Hills of Carmel Estate.

Step inside to discover:

- Timber laminate flooring on the lower level and plush carpets upstairs
- Striking high void ceiling above the stairwell, flooding the space with natural light
- Open-plan kitchen, living & dining with seamless indoor-outdoor flow

TYPE: For Sale

INTERNET ID: 39P0593

SALE DETAILS

**Private Inspection Only.
Contact Agent**

CONTACT DETAILS

Sukhwinder Singh
0433 562 680

Designer kitchen with:

- Gas cooktop & under bench oven
- Stone benchtops with double bowl sink
- Built-in microwave & dishwasher
- Overhead pendant lights and ample storage
- Internal laundry with full cabinetry and broom cupboard
- Undercover alfresco with ceiling fan, beautifully landscaped backyard with a firepit and grassy play area
- Downstairs powder room & under-stair storage
- Upstairs offers additional comfort and practicality with:
 - Three generous bedrooms with mirrored built-ins
 - Central study nook with built-in cabinetry and display shelving
 - Master suite featuring a private balcony, walk-in robe & ensuite
 - Main bathroom with full-height tiling, separate bath, and toilet with basin-perfect for family convenience

Additional Features:

- Fully furnished display home professionally styled (excl. garage)
- Square-set ceilings throughout for a modern finish
- 3000L water tank | Gas heating point | North-west aspect
- Downlights, blinds, and quality fittings throughout
- Full-height tiles in all bathrooms
- Located in a rapidly developing estate with major planned infrastructure

Location Highlights:

- Short walk to Carmel Village Shopping Centre
- Close to future Business Park, primary school, and parklands
- Easy access to Box Hill, Rouse Hill, and major arterial roads

Ideal for:

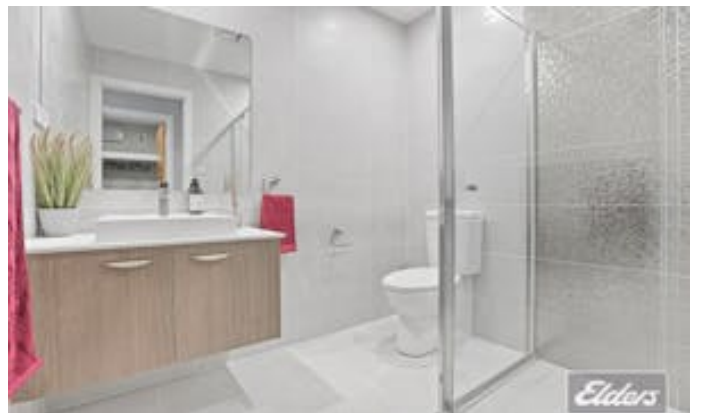
- Investors seeking strong returns + growth
- Families planning ahead for a premium lifestyle
- Buyers looking for a designer home in a prime location

If this property seems like the perfect fit for your investment portfolio, please contact Sukhwinder Singh at 0433 562 680 or Ranbir Sangha at 0412 002 953.

Disclaimer: Elders Real Estate Box Hill, including its director, employees, and related entities, believe the information provided is accurate and reliable. However, no representations or warranties of any kind are given or implied.

- Bedrooms: 4
- Bathrooms: 2
- Single garage



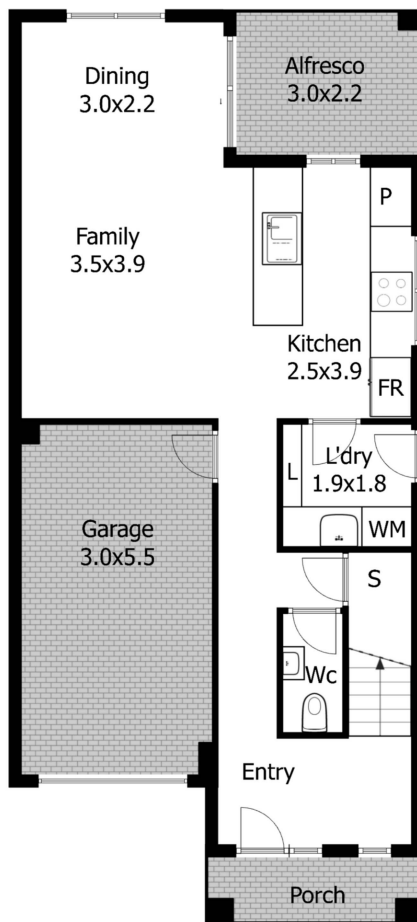
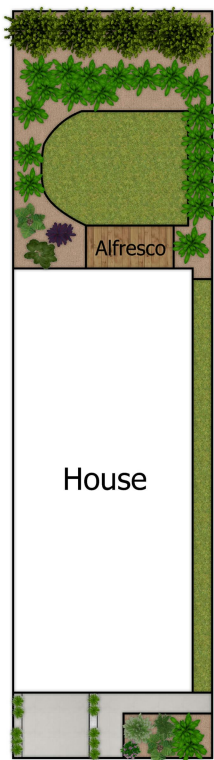








50B Noah St, Box Hill



Ground Floor



First Floor

Floorplan

DISCLAIMER:
This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.