



3 Kabarda Street, BOX HILL, NSW 2765

SOLD OFFMARKET BY SUKHWINDER SINGH. THINKING OF SELLING PLEASE CALL SUKHWINDER ON 0433 562 680

Step into a world of luxury, comfort, and timeless elegance with this stunning northeast-facing residence, perfectly positioned in a peaceful street in the heart of Box Hill. Meticulously crafted with premium finishes and a versatile 34-square floorplan, this home is designed for growing families and those who love to entertain in style.

Key Features

Open-Plan Living & Dining: A spacious and modern central living zone that seamlessly flows to the outdoor alfresco area, perfect for hosting family gatherings and weekend barbecues.

Gourmet Designer Kitchen: A chef's delight featuring a 40mm Caesarstone island, butler's pantry, gas cooktop, premium appliances, soft-close cabinetry, and ample storage space.

Theatre/Media Room: A dedicated retreat for movie nights or quiet relaxation.

Guest Bedroom + Full Bathroom on Ground Floor: Ideal for extended family or visitors, offering privacy and comfort.

Master Suite Retreat: Privately positioned with a walk-in robe, ceiling fan, and a luxurious ensuite with floor-to-ceiling tiles and custom stone-top vanity.

Three Additional Spacious Bedrooms: All with built-in robes and ceiling fans for

TYPE: Sold

INTERNET ID: 39P0697

SALE DETAILS

**SOLD OFF MARKET
BY SUKHWINDER
SINGH**

CONTACT DETAILS

Sukhwinder Singh
0433 562 680

year-round comfort.

Upstairs Rumpus Room: A versatile space ideal for a second lounge, kids' zone, or home office.

Elegant Finishes Throughout: Featuring high ceilings, engineered timber flooring upstairs, and sleek floor tiles downstairs for a sophisticated yet functional finish.

Smart Modern Comforts: Enjoy ducted air-conditioning, a security alarm system, video intercom, 13.4KW solar panels, and pre-installed wiring for external security cameras and internal speaker systems.

Outdoor Alfresco Entertaining: Covered alfresco with ceiling fan, downlights, and a fully equipped outdoor kitchenette, set in a low-maintenance backyard for effortless entertaining.

Double Lock-Up Garage: With internal access and extra storage options.

Architectural Highlights: Two stunning void areas offer an enhanced sense of space and natural light throughout the home.

Location Highlights:

- 1.2km to Bus Stop (Brahman Rd & Mt Carmel Dr)
- 2.2km to the upcoming Gables Shopping Centre
- 2.6 km to Caramel Village Shopping Centre
- 4.5 km to Future Box Hill Town Centre
- 5.2km to Vineyard Train Station
- 8.7km to Rouse Hill Town Centre
- 9.2km to Tallawong Metro Station
- 14km to Sydney Business Park

School & Education:

- 3.2km to Future Box Hill Primary & High School
- 3.5km to Santa Sophia Catholic College
- 7.6km to Rouse Hill Public School
- 8.9km to Rouse Hill High School

This immaculate property ticks all the boxes for modern family living-space, luxury, practicality, and a prime Box Hill location close to schools, shops, transport, and future infrastructure.

Don't miss the chance to make this exceptional property your own! For further discussion, please contact Sukhwinder Singh on 0433 562 680

We look forward to welcoming you to this exceptional home!

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty about the information provided. All images, plans, and videos are indicative only and are subject to change without notice. Interested parties should rely on their own research and satisfy themselves in relation to all aspects of the property.

- Bedrooms: 5
- Bathrooms: 3
- Double garage