

## 5 Kabarda Street, BOX HILL, NSW 2765

Architectural Excellence Meets Contemporary Luxury – A One-of-a-Kind Ultra-Modern Masterpiece

Joy Sarao and Sukhwinder Singh from Elders Real Estate Box Hill / Rouse Hill proudly present this architecturally striking double-storey residence, where bold design meets flawless execution to redefine high-end living. Showcasing a commanding street presence, the home features a sophisticated facade of rendered finishes, vertical timber cladding, and expansive windows that bathe the interiors in natural light. A grand entrance sets the tone for the elegance within, where timeless finishes and modern sophistication blend seamlessly across spacious, light-filled interiors. Thoughtfully designed for both style and security, the home includes front and rear surveillance camera systems, offering peace of mind in a residence that exemplifies contemporary luxury.

**TYPE:** For Sale

**INTERNET ID:** 39P0710

### CONTACT DETAILS

**Sukhwinder Singh**  
0433 562 680

Step inside to experience a residence where every detail has been thoughtfully curated for luxury and liveability. The dramatic floating staircase with integrated LED lighting and frameless glass balustrades immediately captures the eye, setting the tone for the refined interior palette. A light-filled front living area welcomes you into a home that radiates modern comfort with polished porcelain tiles flowing throughout the expansive ground level.

The heart of the home is an exquisite open-plan living and dining zone, anchored by a bespoke entertainment wall finished in full-height tiled panelling, marble highlights, and

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a sleek gas fireplace-creating a sophisticated focal point. Overhead skylights bathe the dining area in natural light, enhancing the sense of openness and elegance. This space transitions effortlessly outdoors, embracing a layout designed for both relaxed everyday living and impressive entertaining.

Culinary excellence awaits in the designer kitchen, where luxury meets function. A large marble-finished island with waterfall edges serves as a central gathering point, complemented by custom shaker cabinetry, ambient pendant lighting, and a suite of premium Bosch appliances including a gas cooktop and integrated dishwasher. A generously appointed butler's pantry extends the space, offering additional prep areas, storage, and a second sink, all beautifully finished with matching marble splashbacks. The adjoining laundry echoes this cohesive design, combining utility with aesthetic finesse.

Upstairs, the home offers four generously proportioned bedrooms, each designed with comfort in mind. The luxurious master retreat features a large walk-in wardrobe and a private ensuite finished with floor-to-ceiling tiles, premium fixtures, and a calming, neutral colour palette. The remaining bedrooms are fitted with mirrored built-in wardrobes and share two additional full bathrooms-one conveniently located on the ground floor-each appointed with the same elegant tiling and refined finishes. A dedicated media room on the ground floor provides a cosy retreat for movie nights, while an upstairs study creates a quiet space ideal for working from home or focused learning.

The outdoor zone continues the theme of contemporary luxury with a beautifully tiled alfresco entertaining area overlooking a lush, low-maintenance lawn. A sparkling plunge pool framed by frameless glass fencing and complete with a calming stone water feature invites moments of relaxation and leisure in your own private oasis. Whether entertaining guests or unwinding with family, this intimate yet striking space is designed to impress.

Additional features include 8 zone ducted air conditioning, smart keyless entry, security alarm system, and a spacious single garage with built-in storage-ensuring practicality meets polished design at every turn.

This is more than a home-it's a lifestyle statement, crafted with precision, styled with sophistication, and designed to deliver modern luxury without compromise.

#### 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.

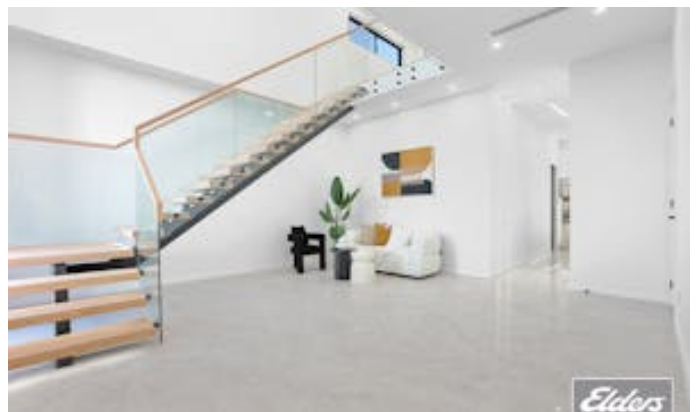
Don't miss the chance to make this exceptional property your own! For further discussion, please contact Joy Sarao on 0490 395 231 or Sukhwinder Singh on 0433 562 680

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.

Other features: Close to Schools, Close to Shops, Close to Transport, Pool

- Bedrooms: 4
- Bathrooms: 3
- Single garage
- Ensuite







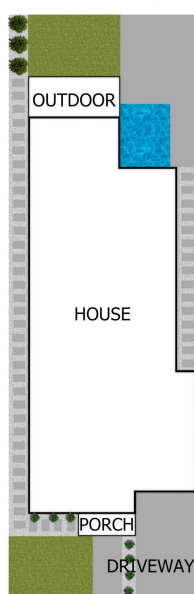






## 5 Kabarda Street, Box Hill

### SITE PLAN



### 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.

### FLOOR PLAN

