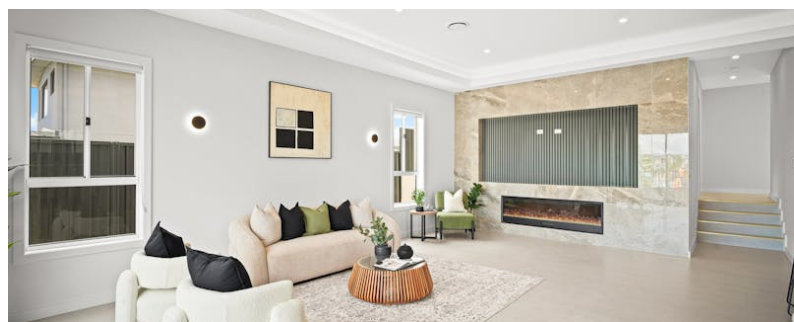




49 Pimlico Street, BOX HILL, NSW 2765

Brand New Double Storey with Luxury, Comfort & Close to School

Elders Real Estate Box Hill proudly presents this stunning double-storey home, positioned on the high side of a quiet street, offering an exceptional blend of luxury, comfort, and sustainability.

As you step inside, you're welcomed by soaring high ceilings that enhance the sense of space and sophistication. The ground floor showcases a modern kitchen complete with premium appliances, gas cooking, and a generous walk-in pantry. The 40mm stone benchtop with waterfall edge adds a touch of elegance. Flowing seamlessly from the open-plan living and dining area, the undercover alfresco provides the perfect space for year-round entertaining. The spacious backyard offers ample room to add a swimming pool or provides plenty of space for kids and pets to play. This level is complete with a double garage and a convenient powder room.

Upstairs, you'll find four well-appointed bedrooms. The master retreat features a private ensuite and a walk-in wardrobe, while the remaining three bedrooms include built-in wardrobes and are serviced by a stylish main bathroom.

Conveniently located, this home is within walking distance to the upcoming Box Hill Primary School and just a few minutes' drive to Carmel Village Shopping Centre,

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: 39P0754

SALE DETAILS

Brand New Double Storey House

CONTACT DETAILS

Sukhwinder Singh
0433 562 680

making it an ideal choice for families.

Property Features:

- Modern kitchen and walk-in pantry
- Open-plan living and dining area with abundant natural light
- 5 spacious bedrooms (including ground floor guest/5th bedroom)
- Master suite with ensuite, and walk-in wardrobe
- Stylish main bathroom with standalone bathtub
- Internal laundry with sink
- Undercover alfresco entertaining area overlooking a generous backyard with side access
- Double automatic garage with internal access

Location Highlights:

- Approx. 3 min drive to Hannaford Avenue Reserve
- Approx. 4 min drive to Carmel Village Shopping Centre
- Approx. 5 min drive to Brindle Parkway Reserve
- Approx. 6 min drive to Box Hill City Centre
- Approx. 7 min drive to upcoming Gables Town Centre
- Approx. 12 min drive to Rouse Hill Town Centre
- Approx. 12 min drive to Rouse Hill Metro Station

School & Education:

- Approx. 2 min drive to Box Hill Public School.
- Approx. 6 min drive to upcoming Gables Public School.
- Approx. 7 min drive to Santa Sophia Catholic College.

This is a rare opportunity to secure a premium family home in a quiet, family-friendly neighbourhood with easy access to schools, shops, and transport.

To inspect this outstanding property, contact:

- Sukhwinder Singh â## 0433 562 680
- Ranbir Sangha â## 0412 002 953

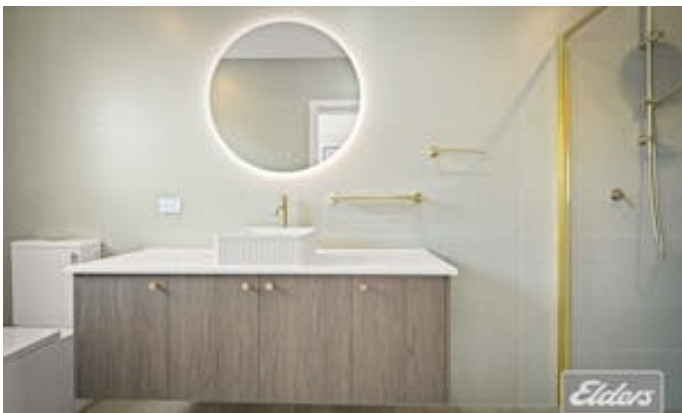
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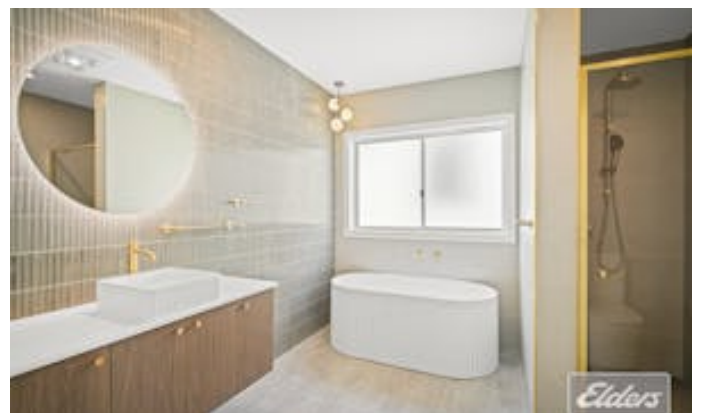
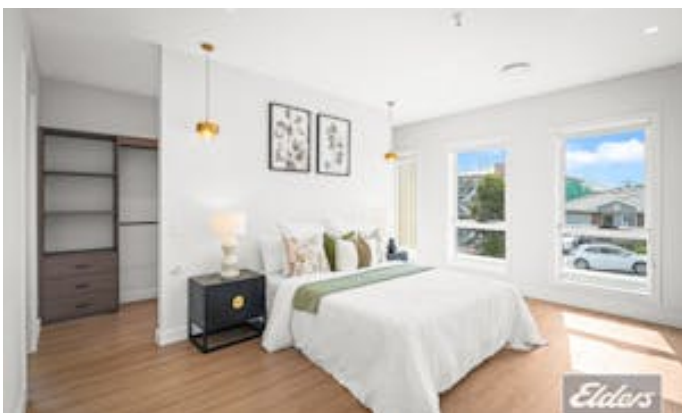
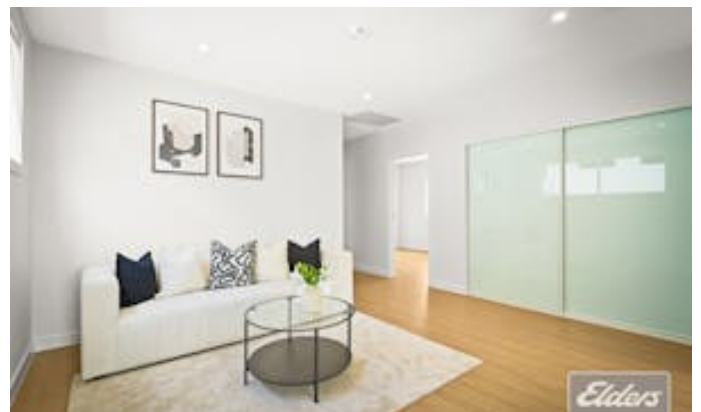
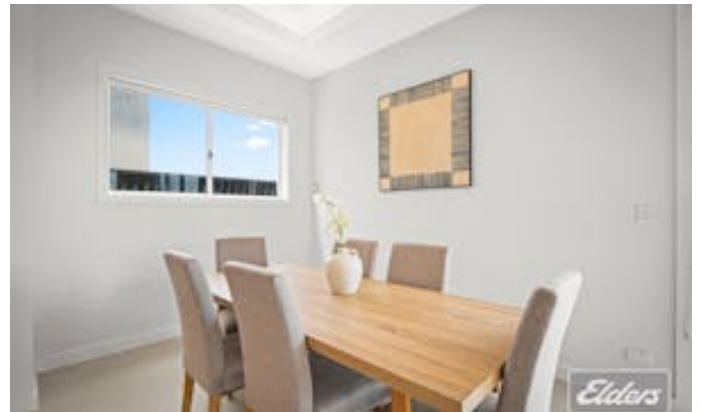
Elders Real Estate Box Hill, including its directors, employees, and related entities,

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believe the information provided is accurate and reliable. However, no representations or warranties of any kind, express or implied, are made regarding the accuracy, completeness, or suitability of the information provided.

- Land Area 330.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage











49 Pimlico St, Box Hill



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