



## 36 Stockhorse Avenue, BOX HILL, NSW 2765

### Custom-Built Energy-Efficient Home with Premium Inclusions

Meticulously custom built with a strong focus on quality, comfort, and sustainability, this impressive three-bedroom residence delivers modern living at its finest in a desirable location. Surrounded by quality homes and thoughtfully designed for low-maintenance living, this property is ideal for families, professionals, and astute investors alike.

From the moment you enter, the home makes a statement with its 2.7m high ceilings, spacious interiors, and an abundance of natural light that creates a bright, airy, and welcoming atmosphere. Every detail has been carefully considered to ensure functionality without compromising on style.

Accommodation comprises three well-proportioned bedrooms, including a master suite complete with a walk-in ensuite featuring a walk-in shower and premium fittings. The main bathroom is equally stylish, enhanced with modern tapware and a hand shower. A well-appointed laundry with direct outdoor access adds everyday practicality.

Externally, the property has been designed for effortless upkeep, offering zero-maintenance grassed areas, allowing you to enjoy more time living and less time maintaining. The garage is a standout feature, finished with epoxy flooring and fitted with a built-in storage wardrobe, combining durability with smart storage solutions.

**TYPE:** For Sale

**INTERNET ID:** 39P0803

#### SALE DETAILS

**PLEASE CONTACT AGENT**

#### CONTACT DETAILS

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**Sukhwinder Singh**  
0433 562 680

Finished with a Colorbond roof, a premium upgrade added during construction for extra durability and style

#### Property Features:

- Custom-built modern residence
- Three spacious bedrooms
- Master bedroom with walk-in ensuite and walk-in shower
- Stylish main bathroom with hand shower
- 2.7m high ceilings throughout
- Ceiling fans in all areas
- Open-plan living and dining zones
- Designer kitchen with clean island bench
- Walk-in pantry
- Option for backside kitchen
- Security camera system
- Laundry with direct outdoor access
- Outdoor decking area for entertaining
- Zero-maintenance grassed areas
- Epoxy flooring in garage
- Roller blinds throughout
- Built-in storage wardrobe in garage

#### Location Highlights

- Zoned for Box Hill Public School and Rouse Hill High School
- Family-friendly street surrounded by modern homes
- Close to Santa Sophia College and Rouse Hill Anglican College
- Minutes to Carmel Village, Rouse Hill Town Centre, and future Box Hill City Centre
- Easy access to Tallawong and Rouse Hill Metro Stations
- Near parks, walking tracks, and future community facilities

This is a rare opportunity to secure a custom-built, energy-efficient home with premium upgrades, designed for modern lifestyles and future-ready living.

For more information or to arrange a private inspection, please contact:

Sukhwinder Singh # 0433 562 680

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.

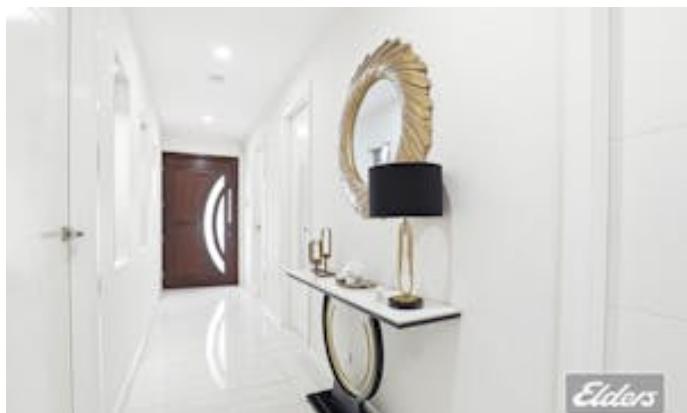
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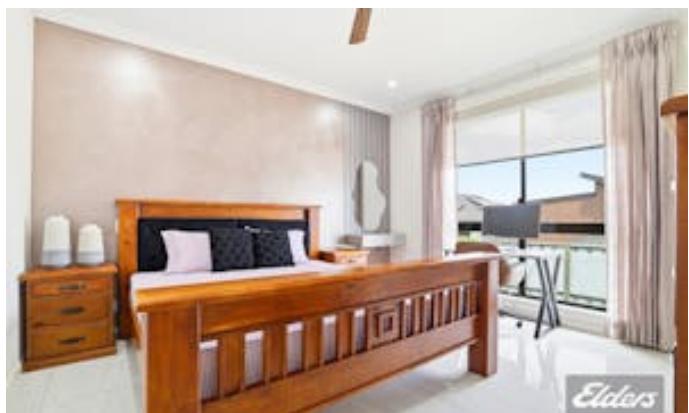
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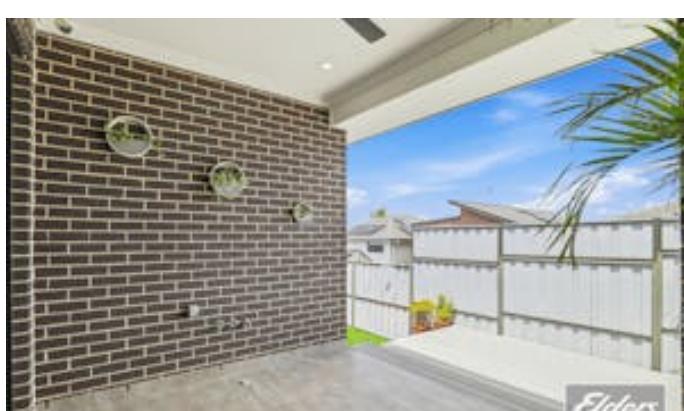
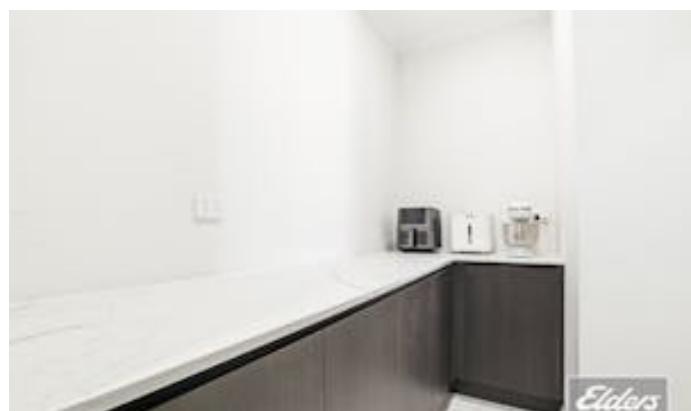
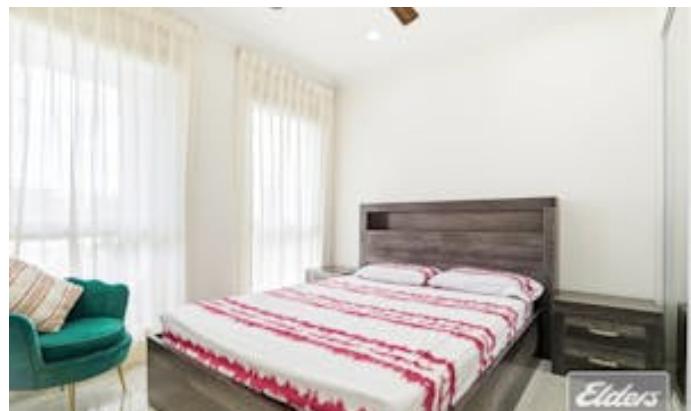
Elders Real Estate Box Hill â## including its directors, employees, and related entities â## believe the information provided is accurate and reliable; however, no warranties or guarantees are given, intended, or implied.

Other features: Close to Schools, Close to Shops, Close to Transport, Security System

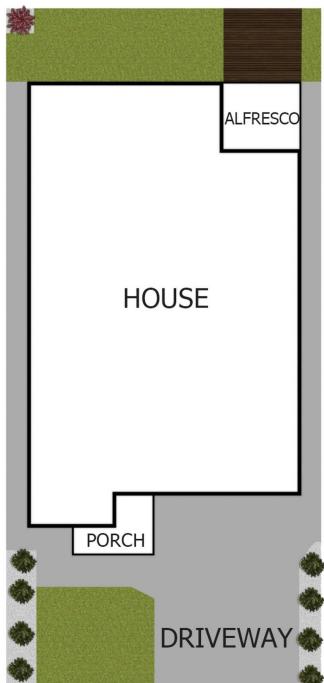
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite



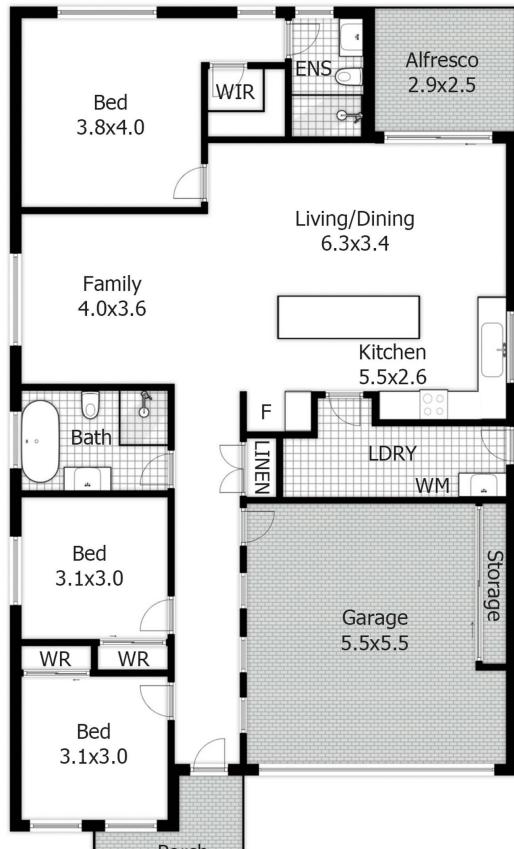








**SITE PLAN**



**FLOOR PLAN**



**DISCLAIMER:**

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