

## 91 Storyteller Street, BOX HILL, NSW 2765

### Brand New Double Storey House in Gables

Situated in the heart of Box Hill, this stunning north-east facing home offers a perfect balance of modern luxury and convenience. Boasting four spacious bedrooms, three bathrooms, and a single garage, this residence is designed for those who appreciate quality and style.

#### Key Features:

**Bedrooms:** Four generous bedrooms, including a master suite with a walk-in robe for ultimate convenience. Three bedrooms are located upstairs, while one is conveniently positioned downstairs.

**Bathrooms:** Three well-appointed, fully tiled bathrooms with contemporary fixtures and finishes.

**Living Areas:** Expansive 3.04m high ceilings in the living and kitchen areas create a light, airy atmosphere throughout.

**TYPE:** For Sale

**INTERNET ID:** 39P0807

#### CONTACT DETAILS

**Sukhwinder Singh**  
0433 562 680

**Gourmet Kitchen:** A modern kitchen that features a premium 60mm stone benchtop, high-end dishwasher, gas cooktop, and stylish Laminex cabinetry – perfect for culinary enthusiasts and entertainers alike.

**Air Conditioning & Comfort:** Daikin 4-zone air conditioning system throughout the home ensures year-round comfort, while ceiling fans in all rooms provide added airflow and downlights throughout the home enhance the contemporary, stylish feel of every room.

**Flooring:** Elegant tiles downstairs for easy maintenance, with luxury hybrid flooring upstairs for a touch of sophistication and warmth.

**Outdoor Living:** A beautifully tiled patio area flows into a backyard with decking and Artificial Turf, providing a perfect space for outdoor entertaining, relaxing, or enjoying a meal.

This home is ideally located close to schools, bus stops, and the Hills of Caramel Shopping Centre, offering easy access to essential amenities, public transport, and local conveniences.

Designed for modern family living, this home combines spacious interiors, premium finishes, and an unbeatable location. Don't miss out on this exceptional opportunity – contact us today to arrange an inspection!

#### Location Highlights:

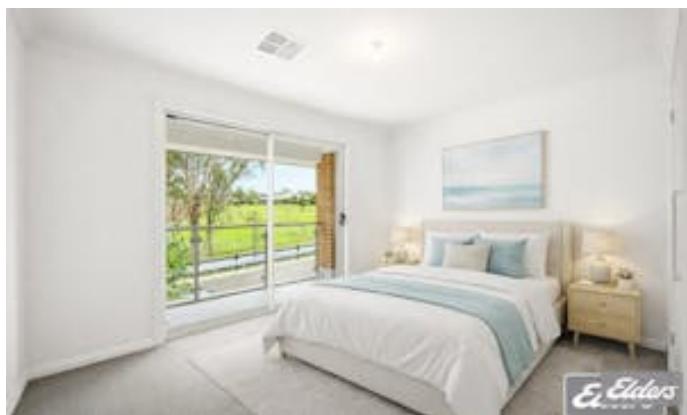
- Approx 2 minutes to the upcoming Box Hill School
- Approx 9 minutes to Carmel Village Shopping Centre
- Approx 4 minutes to Santa Sophia Catholic College
- Approx 14 minutes to Riverstone Station
- Approx 19 minutes to Rouse Hill Metro Station
- Close to Bligh Reserve Sports Complex

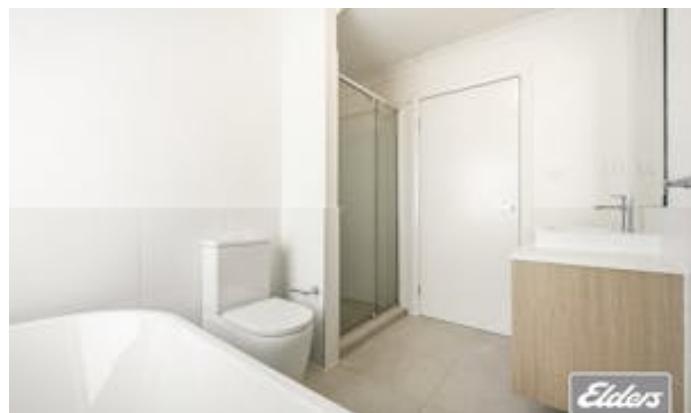
This exceptional home offers a rare combination of elegance, practicality, and investment potential. A must-see for discerning buyers!

For further discussion, please contact Sukhwinder Singh on 0433 562 680 or Ranbir Sangha on 0412 002 953

**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 video 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.

- Land Area 250.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Single garage







Elders

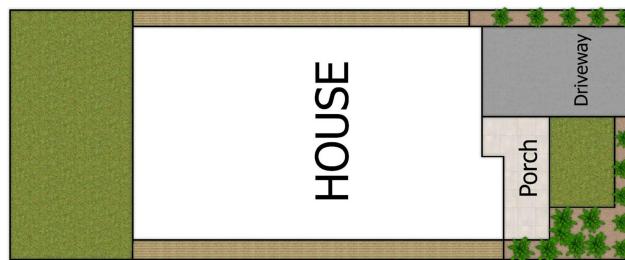
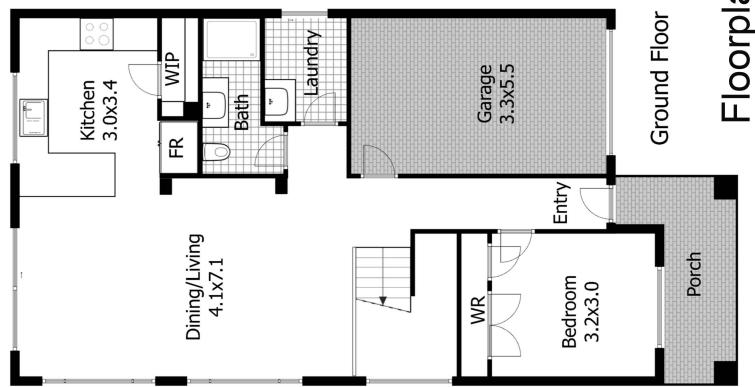
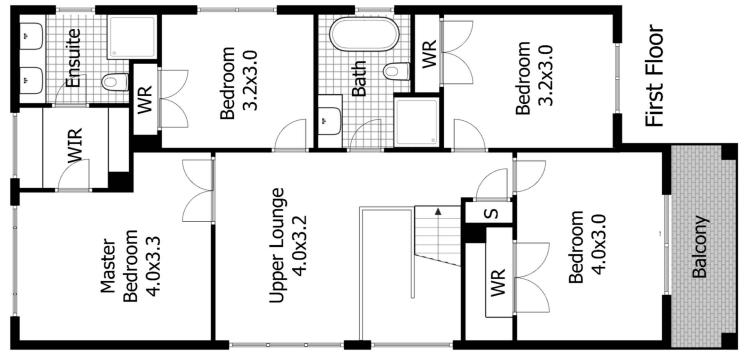


Elders



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**Siteplan**

**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



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