

## 20 & 20A Space Road, BOX HILL, NSW 2765

### Grand Double-Storey Family Residence with Pool & Separate Granny Flat

Designed for large families, multi-generational living, and smart investors alike, this impressive double-storey residence delivers space, functionality, and modern comfort across two expansive levels, complemented by a fully self-contained 2-bedroom granny flat.

#### Ground Floor ## Family Living at Its Best

The ground floor welcomes you with a wide entry and seamless flow into multiple living zones, ideal for everyday family life and entertaining.

- Expansive open-plan family and dining area connecting directly to the alfresco
- Stylish modern kitchen with island bench, walk-in pantry, butler's pantry and ample storage
- SMEG Appliances with ASKO Dishwasher
- Separate media room, perfect for movie nights or a quiet retreat

**TYPE:** Auction

**INTERNET ID:** 39P0809

#### AUCTION DETAILS

11:30am, Sunday March 1st, 2026

#### CONTACT DETAILS

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**Sukhwinder Singh**  
0433 562 680

- Guest bedroom (Bedroom 5) with its own ensuite, ideal for visitors or extended family
- Additional storage room and internal laundry

Expansive family living area featuring a fireplace and views across the swimming pool with Lights.

- Downlights installed throughout the house with fans
- Double lock-up garage with internal access

Step outside to enjoy a generous alfresco entertaining area overlooking the in-ground swimming pool and private backyard, creating the perfect setting for year-round entertaining.

#### First Floor â## Space, Comfort & Privacy

Upstairs accommodation has been thoughtfully designed to provide privacy and comfort for the whole family.

- Two Luxurious master bedroom featuring a walk-in robe and ensuite with Parisi tapware
- Three additional spacious bedrooms, all with built-in wardrobes
- Multiple ensuites and bathrooms, ensuring convenience for larger families
- Large rumpus room, ideal as a kids' retreat, home office, or secondary living zone
- Balcony access offering elevated views and natural light
- LED-lit stair treads, complemented by a security alarm system and hard-wired cameras
- Reverse cycle Ducted aircon in main house and granny flat
- Frameless shower screens & LED Mirrors in all bathrooms
- WPC ceiling in alfresco and balcony and wall panels in master Bedroom.
- Blinds and Sheers Installed.
- Outdoor kitchen with cooktop and sink

#### 2-Bedroom Granny Flat

Privately positioned and completely independent, the granny flat is perfect for extended family, guests, or a strong rental return.

#### Granny Flat Features

- Two well-proportioned bedrooms with built-in wardrobe
- Open-plan family and dining area
- Functional kitchen with ample storage
- Modern bathroom and internal laundry
- Private entry and separation from the main residence

This granny flat offers excellent versatility, whether for in-laws, adult children, or as an additional income stream.

**Location Highlights:**

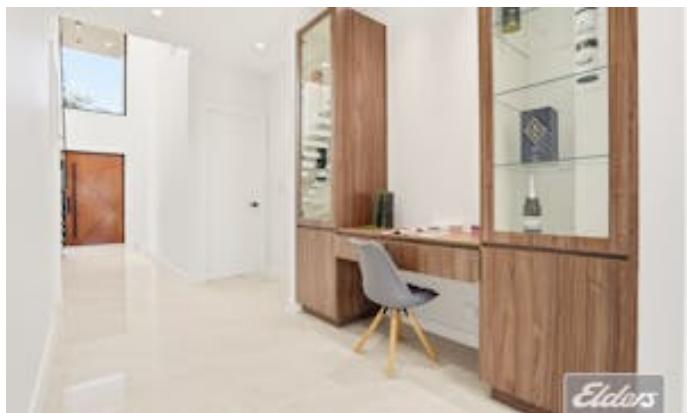
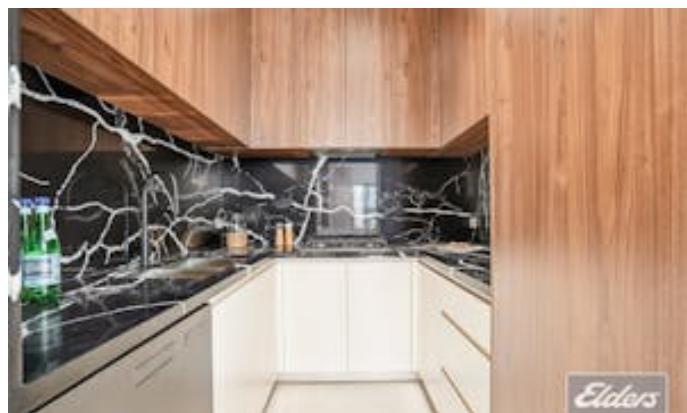
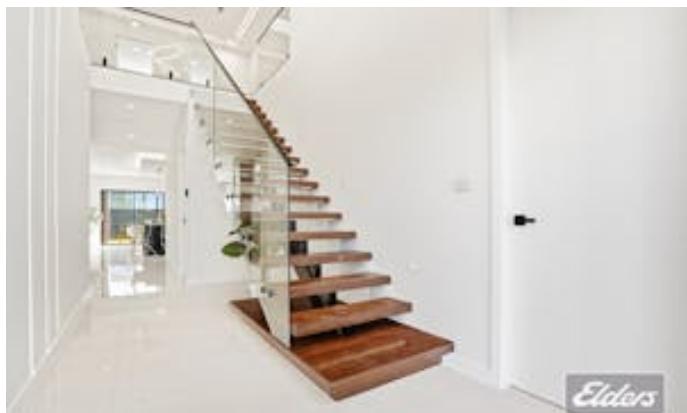
- Approx. 1 minute drive to upcoming Gables Public School
- Approx. 2 minutes' drive to Santa Sophia Catholic College
- Approx. 2 minutes to Gables Playing Fields
- Within the catchment for Rouse Hill Public School and Rouse Hill High School
- Short drive to Rouse Hill Town Centre & Metro Station
- Moments to local parks and Gables community amenities

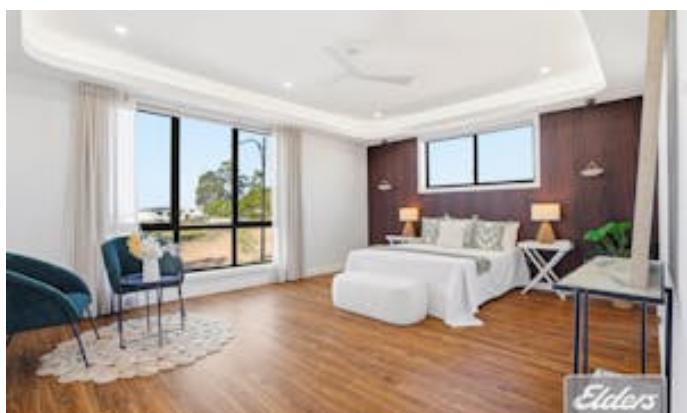
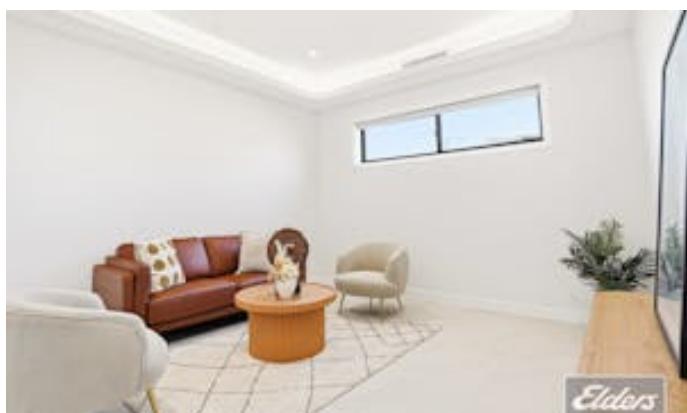
If this property seems like the perfect fit for your family or investment portfolio, please contact Sukhwinder Singh at 0433 562 680 or Ranbir Sangha at 0412 002 953.

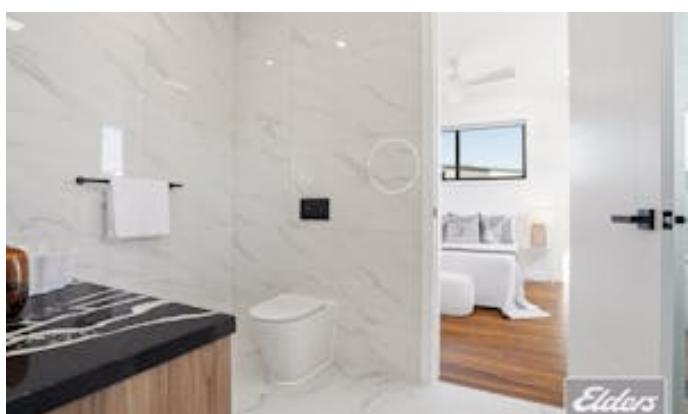
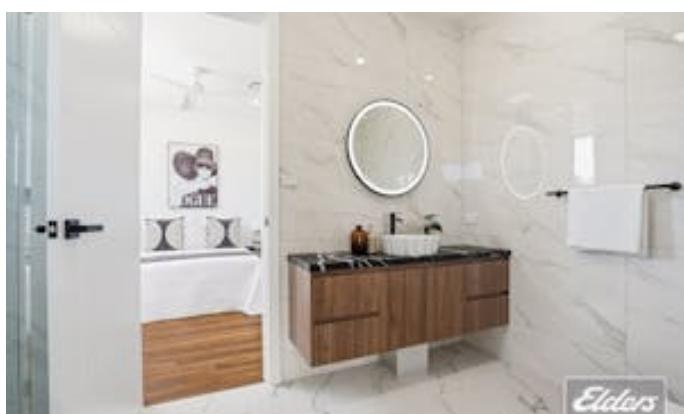
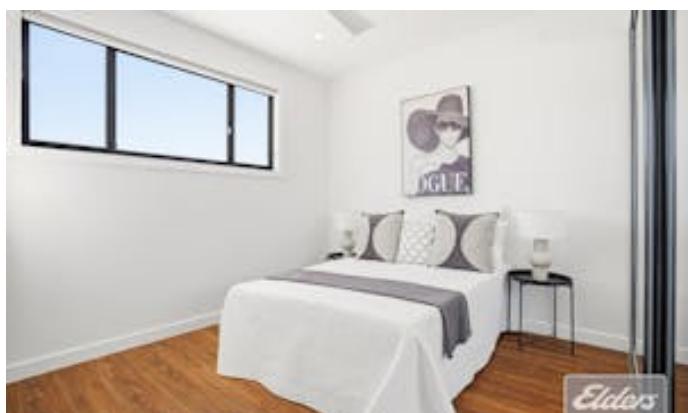
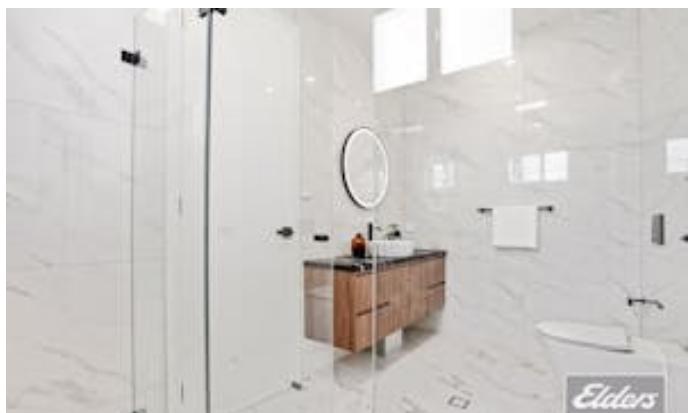
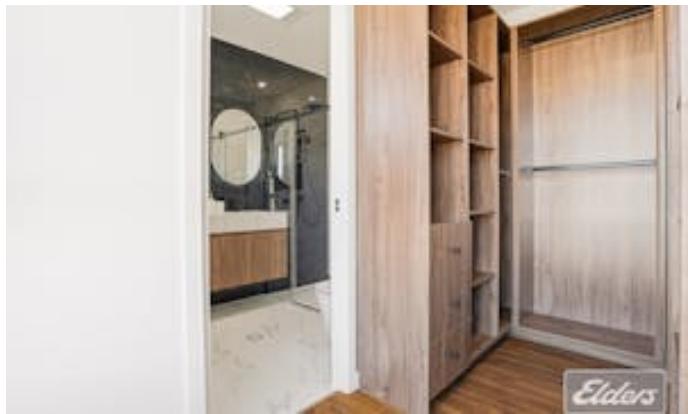
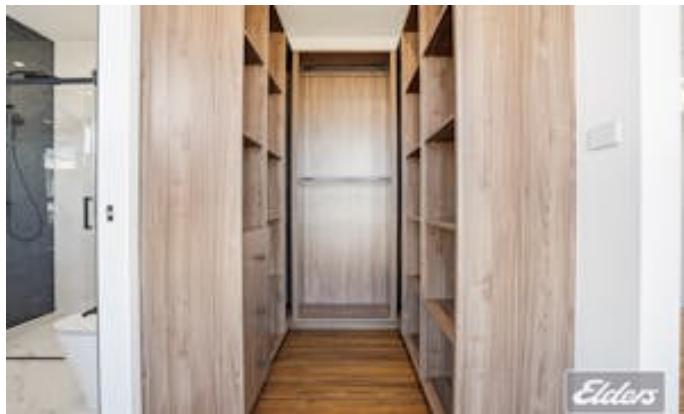
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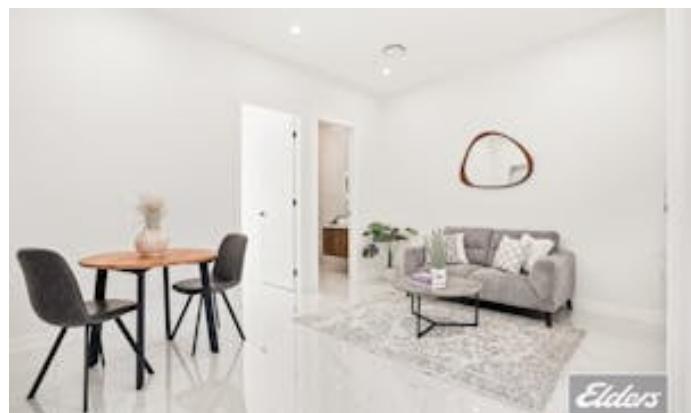
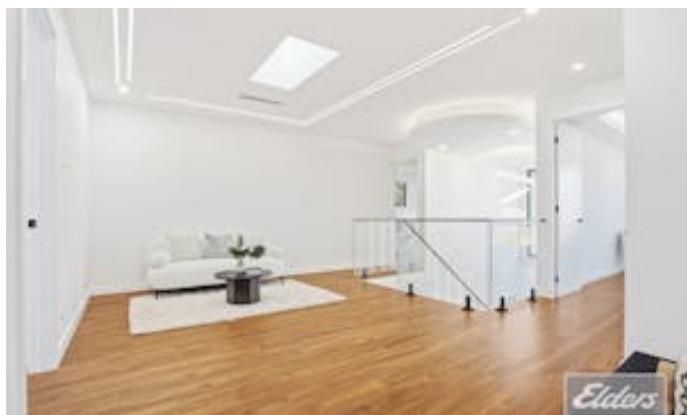
**Other features:** 3 Phase Power, Area Views, Bush Retreat, Close to Schools, Close to Shops, Close to Transport

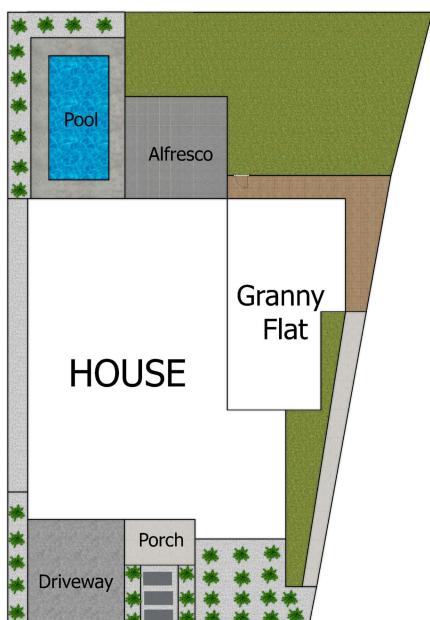
- Land Area 569.00 square metres
- Bedrooms: 7
- Bathrooms: 5
- Double garage
- Ensuite
- Floorboards











Siteplan



Floorplan

**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



20 Space Rd, Gables