



## 23 Gelderland Avenue, BOX HILL, NSW 2765

SOLD OFF MARKET BY SUKHWINDER SINGH. IF YOU ARE THINKING TO SELL. CALL SUKHWINDER ON 0433562680.

SOLD OFF MARKET BY SUKHWINDER SINGH.

Elders Real Estate Box Hill proudly presents this stunning Brand New Double Storey House. Indulge in contemporary luxury and cutting-edge comfort, enriched by a dedication to exceptional quality and design. Set on approximately 375sqm, this brand-new family residence has been architecturally crafted to deliver a premium living experience, showcasing a spacious floor plan appointed with high-end finishes, elevated outlooks, and versatile spaces for every style of entertaining.

Privacy, sophistication, and generous proportions define this remarkable home. Inside, you'll discover two separate lounge areas, a formal dining room, a sizeable rumpus, a dedicated theatre room, and five spacious bedrooms accompanied by 4 opulent bathrooms.

Perfect for entertainers, the expansive, sun-filled, covered outdoor area flows effortlessly from both the kitchen/living zone and the rumpus room, creating an ideal setting for year-round enjoyment.

This home offers everything you could desire, positioned within one of Box Hill's most sought-after enclaves. Enjoy a seamless lifestyle with convenient access to quality schools, shopping centres, and parks.

Prime Location & Accessibility

Positioned few mins drive to Carmel Village Shopping Centre, this residence places

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**TYPE:** Sold

**INTERNET ID:** 39P0813

**SALE DETAILS**

**SOLD OFF MARKET  
BY SUKHWINDER  
SINGH**

**CONTACT DETAILS**

**Sukhwinder Singh**  
0433 562 680

shopping, dining, and essential services right at your doorstep. The home's proximity to Rouse Hill Town Centre and the metro station ensures effortless commuting and easy access to Sydney's major hubs. Families will appreciate the convenience of having highly regarded schools just moments away, adding to the lifestyle appeal for those with children.

For more information or to book your private inspection, contact:

- Sukhwinder Singh â## 0433 562 680

- Ranbir Sangha â## 0412 002 953

Disclaimer: Elders Real Estate Box Hill, including its director, employees, and related entities, believe the information provided is accurate and reliable. However, no representations or warranties of any kind are given or implied.

- Land Area 375.00 square metres
- Bedrooms: 5
- Bathrooms: 4
- Double garage