



## 39 Tanika Street, BOX HILL, NSW 2765

### Contemporary Living Designed for the Modern Family

Elders Real Estate Rouse Hill / Box Hill proudly introduces this brand new double-storey masterpiece, perfectly positioned in the thriving heart of Box Hill. Showcasing a desirable East aspect, the home is filled with natural light and thoughtfully crafted for modern family living. Offering four spacious bedrooms, three elegant bathrooms and a single garage, the residence combines refined finishes with practical design, creating a home that delivers both everyday comfort and sophisticated style in one of the area's fastest-growing communities.

#### Key Features:

**Bedrooms:** Four generous bedrooms, including a master suite with a walk-in robe for ultimate convenience. Five 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 2.7m high ceilings in the living and kitchen areas create a light,

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**TYPE:** For Sale

**INTERNET ID:** 39P0815

**SALE DETAILS**

**JUST LISTED**

**CONTACT DETAILS**

**Sukhwinder Singh**  
0433 562 680

airy atmosphere throughout.

**Gourmet Kitchen:** A modern kitchen that features a premium 20mm stone benchtop, high-end dishwasher, gas cooktop, and stylish Laminex cabinetry – perfect for culinary enthusiasts and entertainers alike.

**Air Conditioning & Comfort:** Ducted 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 comfortable carpet upstairs for a touch of sophistication and warmth.

**Outdoor Living:** A beautifully tiled patio area flows into a backyard with 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 Carmel 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:

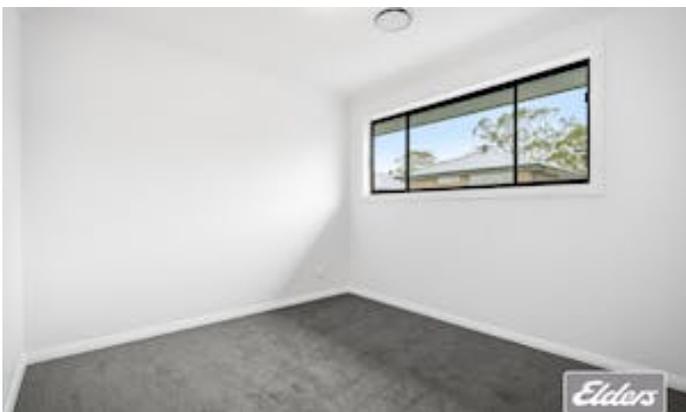
- Approx 2 minutes to the upcoming Box Hill School
- Approx 9 minutes to Carmel Village Shopping Centre
- Approx 4 minutes to Santa Sophia Catholic College
- Approx 14 minutes to Riverstone Station
- Approx 19 minutes to Rouse Hill Metro Station

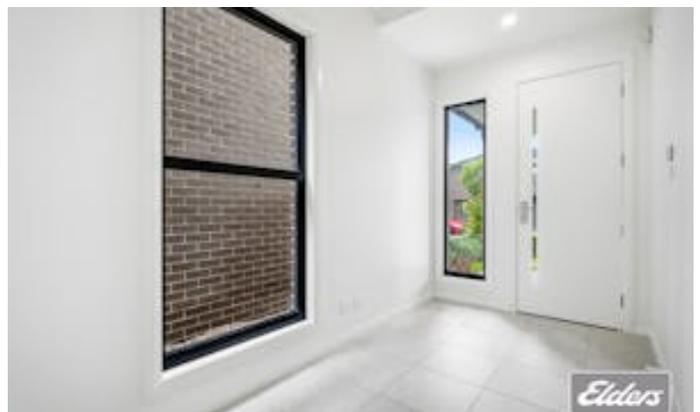
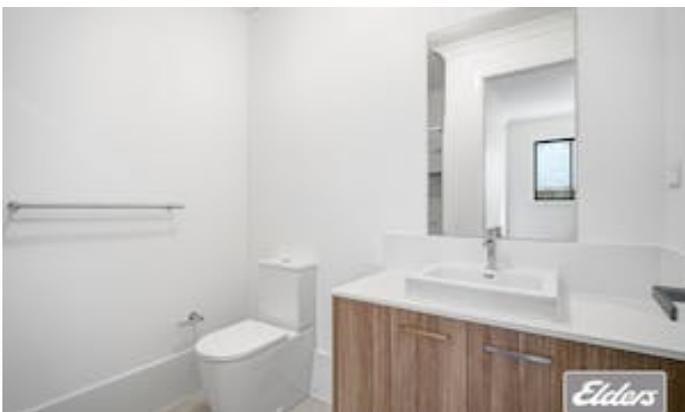
This exceptional home offers a rare combination of elegance, practicality, and investment potential. A must-see for discerning buyers!

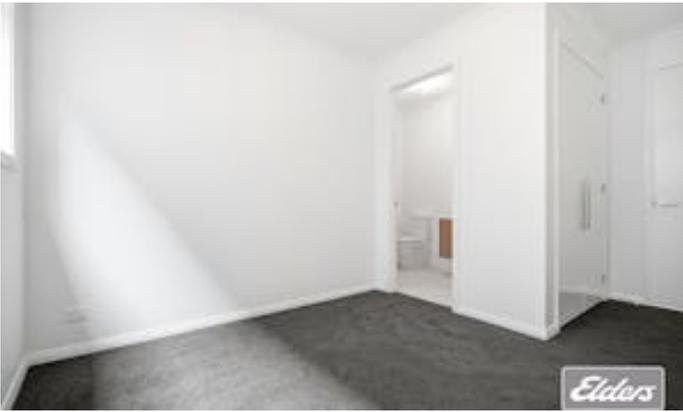
For further discussion, please contact Sukhwinder Singh on 0433 562 680 or Ranbir Sangha on 0412 002 953

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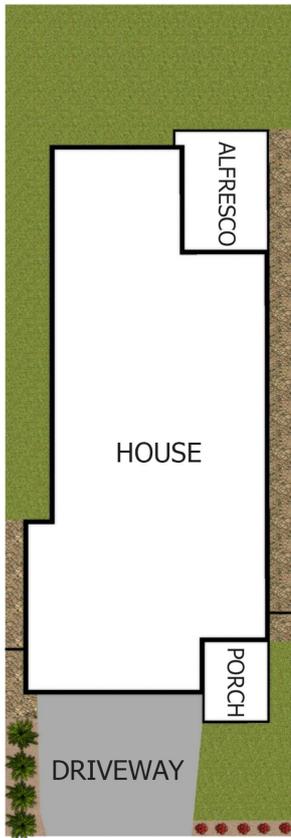
- Bedrooms: 5
- Bathrooms: 3
- Double garage











**SITE PLAN**



**GROUND FLOOR**

**FIRST FLOOR**

**FLOOR PLAN**



**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The Marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.



**39 Tanika Street, Gables**