



## 12 Borealis Way, BOX HILL, NSW 2765

Modern Family Living in a Prime Box Hill Location.

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Elders Real Estate Rouse Hill / Box Hill proudly presents this beautifully designed single-level residence offering comfort, style, and practicality in one of Box Hill's most sought-after pockets. Perfectly suited for growing families, first home buyers, or savvy investors, this home delivers a modern lifestyle with a functional floor plan and quality finishes throughout.

Positioned in a quiet and family-friendly street, this well-maintained home showcases spacious interiors, natural light, and seamless indoor-outdoor living.

Property Features:

- Four generous bedrooms with built-in wardrobes
- Master bedroom featuring walk-in robe and private ensuite
- Two modern bathrooms with quality fittings

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.

**TYPE:** For Sale

**INTERNET ID:** 39P0823

**SALE DETAILS**

**PLEASE CONTACT  
AGENT**

**CONTACT DETAILS**

**Sukhwinder Singh**  
0433 562 680

- Spacious open plan living and dining area filled with natural light
- Stylish kitchen with stone benchtops, quality appliances and ample storage
- Covered alfresco area perfect for entertaining family and friends
- Double lock-up garage with internal access
- Low-maintenance landscaped backyard ideal for relaxed living
- Contemporary facade with excellent street appeal

Located within proximity to local schools, parks, shopping centres, and upcoming infrastructure, this home offers the perfect balance of convenience and lifestyle in the rapidly growing Box Hill community.

Whether you're looking to move straight in or secure a fantastic investment in a high-growth suburb, 12 Borealis Way, Box Hill is an opportunity not to be missed.

Don't miss this exceptional opportunity to secure a beautifully presented home in a thriving and highly sought-after location.

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

Sukhwinder Singh ☎ 0433 562 680

Ranbir Sangha 0412 002 953

Disclaimer:

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

Other features: 3 Phase Power, Close to Schools, Close to Shops, Close to Transport

- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards







