



34 Felling Street, BOX HILL, NSW 2765

Eden Brae Designer Double-Storey Home in Prime Location Just Steps from Hannaford Reserve

Elegant North-East Facing Eden Brae Home in Prime Family Location

Elders Real Estate is proud to present this impressive north-east facing Eden Brae residence, perfectly positioned on the high side of a street, family-friendly street-just a short 2-minute stroll to Hannaford Avenue Reserve.

Beautifully maintained and framed by landscaped gardens, this home delivers an exceptional blend of space, comfort, and modern living. Thoughtfully designed with flexibility in mind, the expansive floorplan offers multiple living areas across both levels-ideal for growing families or multigenerational living.

Set within one of The Hills Shire's fastest-growing communities, this property combines lifestyle, convenience, and strong future growth potential.

Key Features

-Quality-built by renowned Eden Brae Homes

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: 39P0825

SALE DETAILS

JUST LISTED

CONTACT DETAILS

Sukhwinder Singh
0433 562 680

- Five generously sized bedrooms
- Ground-floor bedroom with easy access to a full bathroom-perfect for guests - or extended family
- Multiple formal and informal living areas
- Stylish modern kitchen featuring gas cooktop, integrated oven, and dishwasher
- Three full bathrooms, including an upstairs bathroom with bathtub
- 13kW solar system with 10kW inverter - energy efficient living and reduced power costs
- Double garage with internal access

Location Highlights

- Hannaford Avenue Reserve - approx. 100m
- Carmel Village Shopping Centre - approx. 2.4km
- Box Hill Primary School - approx. 1.2km
- Santa Sophia Catholic College - approx. 5.1km
- Rouse Hill Primary School - approx. 6.9km
- Rouse Hill High School - approx. 6.9km

Transport Access

- Boundary Road bus stop - approx. 600m
- Vineyard Train Station - approx. 3.8km
- Riverstone Train Station - approx. 4.8km
- Rouse Hill Metro Station - approx. 6.2km

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

Ranbir Sangha on 0412 002 953

Varun Tandon on 0430 766 444

* Kindly note that a valid contact number is required in order for us to provide further information about this property. Enquiries submitted without a phone number will not be processed. We appreciate your understanding.

Disclaimer: Elders Real Estate Box Hill, including its directors, employees, and related entities, believe the information provided is accurate and reliable. However, no representations or warranties of any kind, express or implied, are made regarding the accuracy, completeness, or suitability of the information provided.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 354.00 square metres
- Bedrooms: 5

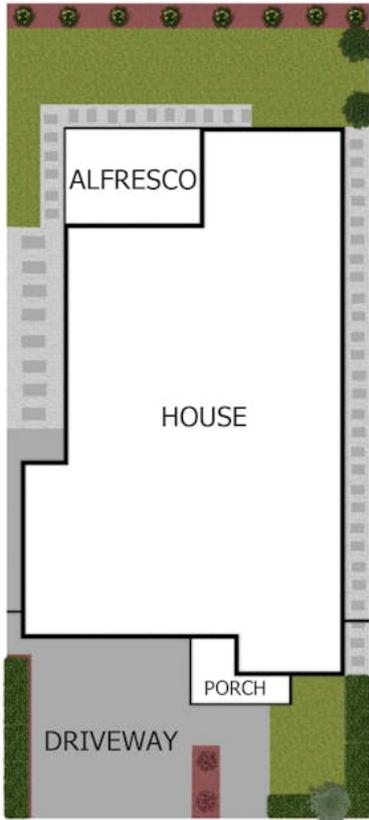
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- Bathrooms: 3
- Double garage





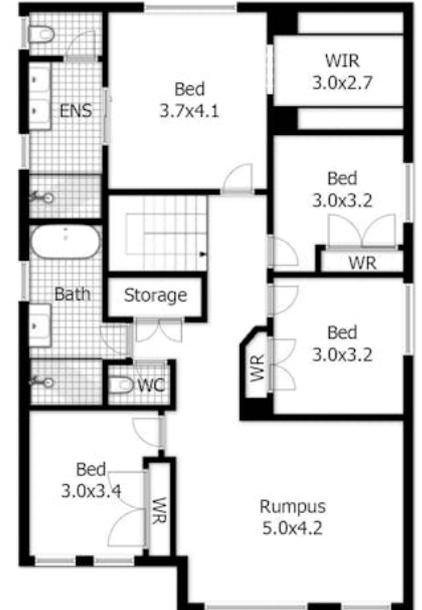




SITE PLAN



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.



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