

48 Limerick Street, BOX HILL, NSW 2765

Modern 5 Bedroom Family Home | Guest Bedroom Downstairs

Elders Real Estate proudly presents this beautifully designed family residence located in the thriving and highly sought-after suburb of Box Hill. Offering a practical layout, modern finishes and energy-efficient living, this home delivers the perfect combination of comfort, convenience and lifestyle for growing families.

Thoughtfully designed for multi-generational living, the home features a spacious bedroom and full bathroom on the ground floor, ideal for visiting guests, elderly parents or extended family members. Upstairs, the remaining bedrooms provide ample space and privacy for the whole family.

At the heart of the home is a light-filled open plan living and dining area seamlessly connected to the contemporary kitchen, creating a welcoming environment for everyday living and entertaining.

Adding further value, the property is equipped with 6.6kW solar panels, helping reduce energy costs while supporting a more sustainable lifestyle.

Situated in one of Sydney's fastest growing communities, the home enjoys easy access

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: 39P0827

SALE DETAILS

**PLEASE CONTACT
AGENT**

CONTACT DETAILS

Sukhwinder Singh
0433 562 680

to local schools, parks, shopping centres and transport links, making it a superb opportunity for families and investors alike.

Key Property Features:

â##Spacious Family Layout: Boasting 5 generous bedrooms and 3 modern bathrooms, plus an additional separate toilet for guest convenience.

â##Master Retreat: A bright, airy sanctuary featuring an elegant ensuite with dual vanities and premium floor-to-ceiling tiling.

â##Sustainable Living: A substantial solar panel array is already installed, significantly reducing your carbon footprint and energy bills.

â##Designer Interiors: Pristine white walls, stylish charcoal cabinetry, and a mix of neutral tiles and plush carpets create a timeless aesthetic.

â##Alfresco Entertaining: The open-plan living flows seamlessly to a private, manicured backyard with a covered patio â## ideal for year-round entertaining.

â##An Unbeatable Location

â##Situated in a prime pocket of Box Hill, you are moments away from essential infrastructure:

â##Education: Just 900 m from the proposed Box Hill Public School and 4.1km to Santa Sophia Catholic College.

â##Shopping & Dining: 2.9km to Carmel Village Shopping Centre and 3.8km to the proposed Box Hill City Centre.

â##Connectivity: Enjoy the peace of a master-planned community with easy access to the Rouse Hill Metro and the wider Hills District.

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. less

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

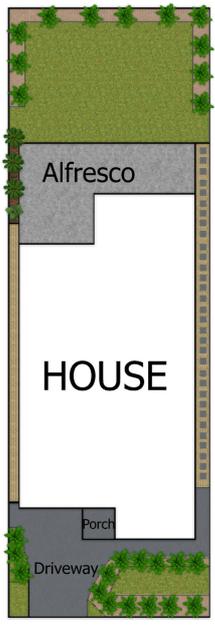
- Bedrooms: 5
- Bathrooms: 3
- Single garage
- Ensuite











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



48 Limerick St,
 Box Hill