



## 36 Quartz Road, BOX HILL, NSW 2765

### Sophisticated Family Living in a Premier Gables Setting with Granny

Welcome to your dream home in the prestigious Gables Estate, where contemporary luxury meets practical family living. Thoughtfully custom-built and designed with quality craftsmanship throughout, this stunning single-level residence offers generous proportions, premium finishes, and a lifestyle of comfort and convenience in one of the North West's most sought-after communities.

From the moment you arrive, the home's striking facade, wide frontage, and beautifully landscaped gardens create an impressive first impression. Step inside to discover light-filled interiors and a thoughtfully designed floorplan that seamlessly combines style and functionality.

At the heart of the home is a spacious open-plan living and dining area, perfectly suited to modern family living. Designed for effortless indoor-outdoor entertaining, stacker and doors open onto a tiled alfresco area and private backyard, creating the ideal space for family gatherings, weekend barbecues, or simply relaxing at home.

The gourmet kitchen is both stylish and practical, featuring premium finishes, ample bench space, and a fully equipped butler's pantry complete with an dishwasher and extensive storage. Whether preparing everyday meals or entertaining guests, this

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:** 39P0993

**SALE DETAILS**

**NEW TO THE  
MARKET !**

**CONTACT DETAILS**

**Sukhwinder Singh**  
0433 562 680

space is designed to cater to every occasion.

Accommodation is generous, offering 6 well-sized bedrooms with built-in wardrobes, providing flexibility for growing families, guests, or those working from home. The master suite serves as a private sanctuary, complete with a walk-in wardrobe and a luxurious ensuite featuring a stone vanity, floor-to-ceiling tiles, a feature shower wall with niche, and quality fittings. The main bathroom is equally impressive, showcasing designer finishes and a stunning freestanding bathtub for ultimate relaxation.

Additional features include zoned ducted air conditioning, a concealed laundry with custom cabinetry and external access, an alarm system, a double automatic garage with internal access, and low-maintenance landscaped grounds designed for easy living.

Perfectly positioned within the thriving Gables community, this exceptional home places you close to quality schools, shopping precincts, recreational facilities, and transport options, ensuring convenience for the whole family.

#### Location Highlights

- Approx. 1.8km to Santa Sophia Catholic College
- Approx. 2.5km to the upcoming NSW Public School
- Approx. 2km to Gables Town Centre and Gables Lake
- Moments from local parks, playgrounds, and walking trails
- Approx. 8km to Rouse Hill Town Centre and Metro Station
- Easy access to public transport and major arterial roads

Combining luxury, space, and an unbeatable family-friendly location, this remarkable residence presents an outstanding opportunity to secure a premium home in the heart of the Gables Estate.

For more information or to arrange your private inspection, contact us today.

Sukhwinder Singh at 0433 562 680

Ranbir Sangha at 0412 002 953.

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 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.

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

- Land Area 450.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- Double garage
- Ensuite

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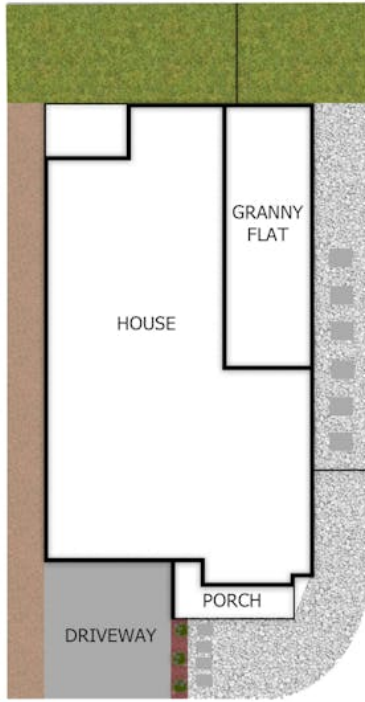
- Floorboards



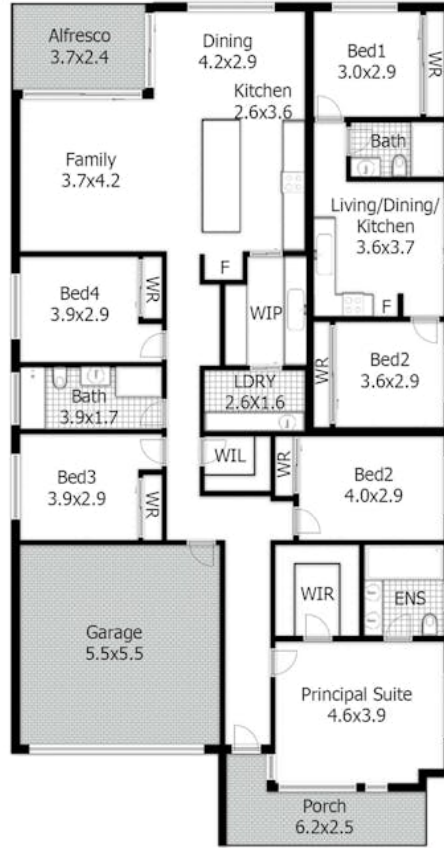








SITE PLAN



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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