



## 44 Manion Street, BOX HILL, NSW 2765

DA APPROVED - BUILD YOUR DREAM HOME

**253.14 square metres,**

Nestled in the heart of the Box Hill suburb (High Grove), 44 Manion Street, provides a distinctive opportunity to embrace contemporary living in a peaceful and coveted locale. This well-appointed 253.14 sqm land parcel, making it an appealing prospect for both investors, First home Buyers and those desiring a spacious, modern home in this vibrant community.

Key Features:

Land Size: Spanning a generous 253.14 sqm, this property offers ample space for imaginative landscaping, outdoor entertainment areas, and potential future enhancements.

Location: Positioned in the sought-after Box Hill suburb, 13 Carbine Street enjoys easy access to local amenities, schools, parks, and public transport options, enhancing the convenience of daily living.

**TYPE:** For Sale  
**INTERNET ID:** 39P1038

### CONTACT DETAILS

**Sukhwinder Singh**  
0433 562 680

With modern living in mind, you have the opportunity to craft a contemporary living space tailored to your preferences, featuring modern amenities, stylish finishes, and a layout that complements your lifestyle.

**Community:** Box Hill is renowned for its friendly community atmosphere, providing a welcoming environment for both families and individuals. Experience the benefits of a close-knit neighborhood while still being within easy reach of urban conveniences.

**Investment Potential:** The property's prime location offers a promising investment opportunity for those aiming to expand their property portfolio in a high-demand area.

Don't miss the chance to secure this property and bring your dream home or investment project to fruition.

For more information or to arrange a viewing, please contact Ranbir Sangha at 0412002953 and sukhwinder singh at 0433562680.

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- Land Area 253.14 square metres

