



# 23 HANNAFORD AVENUE, BOX HILL

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## Â Luxury Family Residence

Built by Clarendon homes to exceptional standards, this magnificent home sits on 424 m2 block of land. Perfectly positioned in the exclusive and highly sought-after master-planned estate, surrounded by beautiful homes with panoramic views and a park coming soon within 2 min walking distance.

From planning to fit out, nothing has been left undone with its open floor indoor/outdoor design, premium appointments to its environmental sustainability and spectacular alfresco entertaining areas. No expense has been spared to create the ultimate of homes with a wonderfully thought floor plan to suit even the fussiest of buyers.

Exuding a warm and inviting ambiance, this grand family home offers a wonderful sense of peace, privacy and a free-flowing layout by seamlessly integrating indoor and outdoor living spaces.

### Features:

- ❑Featuring Six oversized bedrooms with spacious built-in-wardrobe and access to bathroom and toilet.
- ❑Massive master bedroom including huge walk-in wardrobe, luxury

House Sold

Listing ID : 61864420

Price :

### Contact



ensuite, sitting room area and balcony.

- ❑Magnificent gas kitchen with commercial cooktop, island bench, breakfast bar, stone benchtops and an abundance of preparation and storage space, plus roomy butler's pantry.
- ❑A rare selection of formal and casual entertaining areas which includes a fully appointed Theater Room, Separate lounge Room and Open-plan living area.
- ❑Upstair retreat with carefully selected quality finishes.
- ❑A desired two car garage plus storage space with internal access.
- ❑Large and bright dining area off kitchen.
- ❑Study/office for the student, home-based worker or home business.
- ❑Three breathtakingly elegant, fully-tiled bathrooms with separate showers and baths.
- ❑Spacious internal laundry for all linen work.
- ❑Extensive fully-integrated, tiled undercover Alfresco entertaining area.

Inclusions:

- ❑50mm Conduit for wall mount TV, including Bullnose Plates.
- ❑Plantation Shutter in all rooms.
- ❑Curtain in the Master bedroom, Rumpus and Dining area.
- ❑Smeg PGA96 900mm Gas Cooktop.
- ❑Smeg Linea SA5502X90 Rangehood.
- ❑Smeg Built-in Oven SFA578X2.
- ❑Smeg Built-in microwave.
- ❑20KW Fujitsu system reverse cycle split ducted Air conditioning with MYAIR 9 zone control system.
- ❑Water filter Model K-B Platinum.
- ❑Fisher & Paykel DD60DCX9 Double Dish Drawer.
- ❑Theatre raised platform for seating arrangement.
- ❑Security camera.
- ❑Car garage floor upgrade with flooring Flakes.
- ❑Micron 700 Series Home Hub Including: 1x Phone Module (8 Input), 1x Data Module (8 Input) & 1x TV Multi Switch. Run Free to Air Antenna Cable & 2 x Satellite Link Cables to Roof Space.
- ❑Insect screens to all windows.
- ❑Storage under the staircase & Linen storage.
- ❑Upgraded Bath tubs in both the bathrooms.
- ❑Upgraded Heat lights in all the bathrooms.
- ❑Laundry, kitchen, bathrooms inbuilt bins.
- ❑Steel frame for house.
- ❑Provided a third coat of Taubmans Endure Low Sheen paint to all internal walls in lieu of standard 2 x coat of a matt paint finish.
- ❑Chandelier in staircase area, dining area, hallway and master bedroom.

It offers fantastic opportunities to live in Sydney's enviable Hills district and easy access to the upcoming town centre, city and local buses,





and M7 & M2 motorways. Rouse Hill town centre and the Rouse Hill metro station are not far as well. With Private school about 8 min (5.3km) from the property, Santa Sophia Catholic College starting in next 6 months and Proposed public school this is ideal for growing families.

If this sounds like your next home, then be sure to call the team at Oz Combined Realty at 0426954390.

