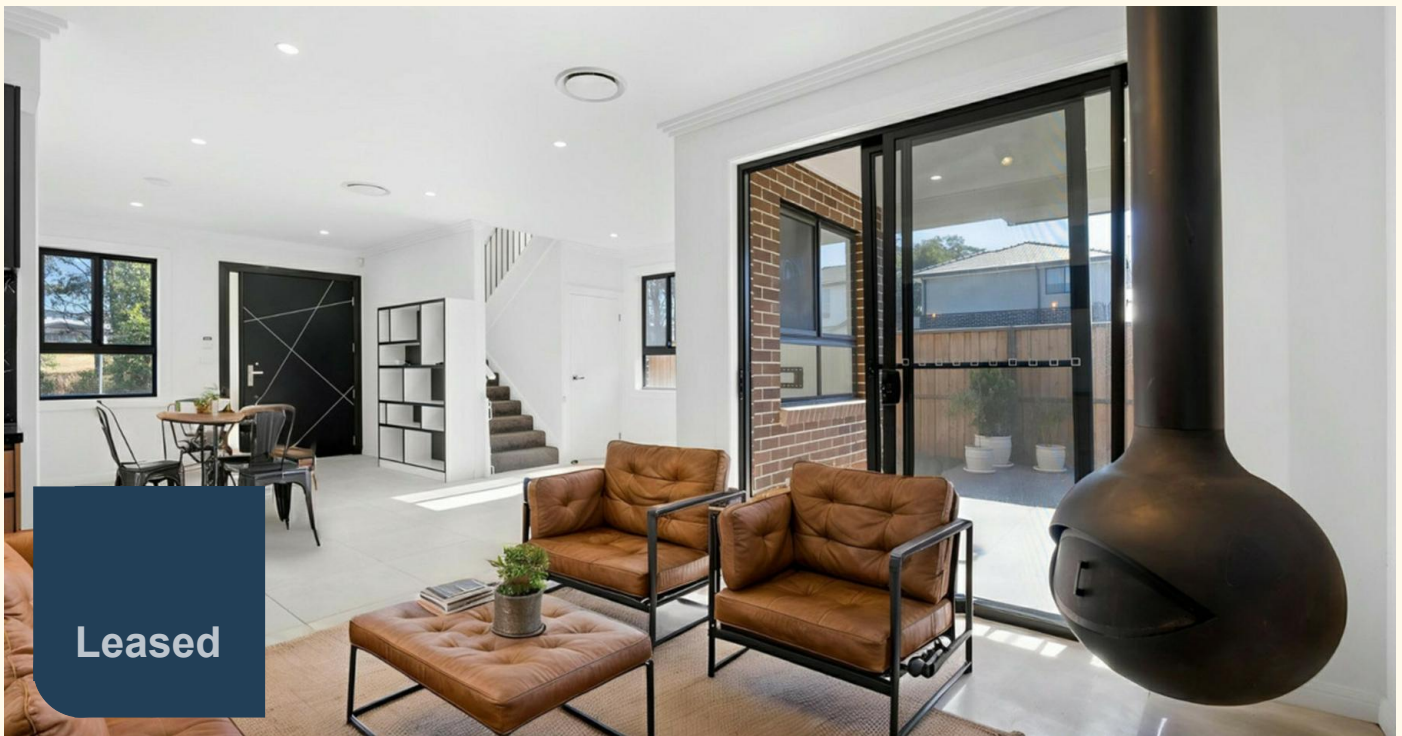


47 Flemington Parkway, Box Hill

## Luxury 4 Bedroom Home - Great Location!

Sara McCrimmon of LJ Hooker Riverstone | Schofields proudly presents this beautifully designed double-storey residence positioned in one of Box Hill's most sought-after pockets, delivering the perfect balance of modern sophistication, family functionality and everyday comfort.

Showcasing sleek contemporary finishes throughout, this stunning home offers an intelligently designed floorplan with multiple living zones, quality craftsmanship and stylish interiors that cater perfectly to growing families.

Additional features include:

- Master bedroom with walk-in robe, ensuite & balcony access
- Multiple living and entertaining areas
- Separate media/bed room provides the ideal retreat for movie nights or an additional bedroom for the family.
- Modern kitchen with stone benchtops, gas cooking, stainless steel appliances, pendant lighting, island benchtop and plenty of storage
- Stylish bathrooms with premium finishes
- Ducted air conditioning throughout
- High ceilings & tiled flooring downstairs
- Covered alfresco entertaining area perfect for entertaining guests

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

4 2 2

### FOR RENT

Please Call

### AGENTS

Alex Thompson  
02 9157 4077

### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077



- Open living with plenty of natural light
- Single lock-up garage with internal access
- Solar panels for energy efficiency
- Internal laundry with additional downstairs toilet
- Low-maintenance landscaped yard

#### Location Highlights:

- Approx. 4 minutes to Box Hill City Centre
- Approx. 6 minutes to Carmel Village Shopping Centre
- Approx. 10 minutes to Rouse Hill Town Centre & Metro Station
- Approx. 8 minutes to Santa Sophia Catholic College
- Approx. 7 minutes to Box Hill Public School
- Easy access to Windsor Road and major arterial routes
- Surrounded by parks, walking tracks and future infrastructure growth

Offering a modern lifestyle opportunity in a rapidly growing and highly desirable community, this impressive residence is ready for its next family to move in and enjoy.

**How to Apply:** Click apply and put your application through Ignite. Please ensure you provide, ID and proof of income so we can process your application without delays.

#### Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate

## MORE DETAILS

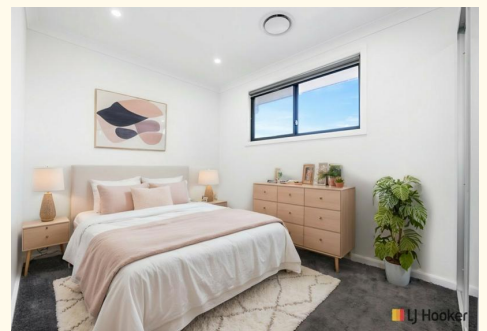
|               |                                                                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID   | 573HXY                                                                                                                                                       |
| Property Type | House                                                                                                                                                        |
| Including     | Ensuite<br>Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Toilets (3)<br>Fire Place<br>Dishwasher<br>Built-in-Robes<br>Fully Fenced<br>Solar Panels |

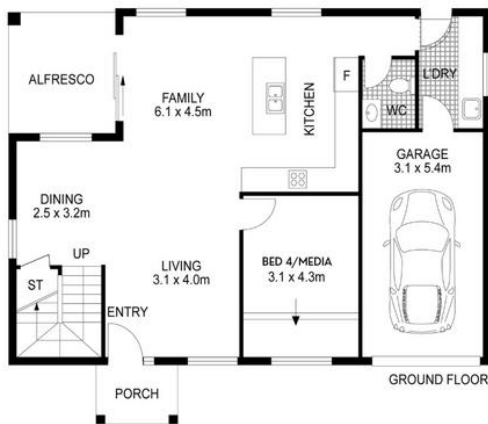
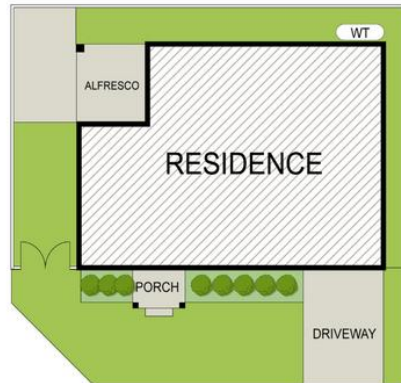
**Alex Thompson 02 9157 4077**

Digital Assistant

**LJ Hooker Schofields | Riverstone 02 9157 4077**

Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762  
 schofields.ljhooker.com.au | schofields@ljhooker.com.au





## 47 FLEMINGTON PKWY, BOX HILL

**Disclaimer:** Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries.