



13 Camargue Street, Box Hill

Modern Family Living in the Heart of The Hills of Carmel

Welcome to **13 Camargue Street, Box Hill**, a beautifully presented family residence positioned in the highly sought-after **Hills of Carmel** community. Combining contemporary finishes, multiple living spaces and impressive indoor-outdoor entertaining, this home has been thoughtfully designed for comfortable modern family living.

Step inside and immediately appreciate the sense of space created by the **high ceilings** and well-designed floorplan. A **separate formal living area** provides an additional space to entertain guests, unwind in privacy or create a dedicated family retreat.

At the heart of the home is the contemporary kitchen, featuring a premium **40mm stone benchtop** together with **additional benchtop space and generous storage**, making everyday cooking and entertaining both practical and enjoyable.

The main living area flows effortlessly towards the **covered outdoor alfresco**, creating a seamless connection between indoor and outdoor living. Complemented by a **rear deck and beautifully maintained backyard**, there is plenty of space for entertaining, weekend barbecues or simply relaxing with family and friends.

4 2 1

FOR SALE
$1,070,000 - $1,100,000

VIEW
By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

The home's presentation continues outside with a **manicured front yard and attractive landscaping**, providing excellent street appeal from the moment you arrive.

Property Highlights

- Four well-proportioned bedrooms
- Two modern bathrooms
- Secure single garage with **automatic garage door**
- **Separate formal living area**
- Spacious main family living and dining area
- High ceilings enhancing the sense of space
- Modern kitchen with **40mm stone benchtop**
- Additional kitchen benchtop space
- Generous kitchen and household storage
- **Covered outdoor alfresco entertaining area**
- Rear decking ideal for entertaining and relaxing
- Well-kept, family-friendly backyard
- Manicured front yard with quality landscaping
- Excellent street appeal
- Functional, family-friendly floorplan
- Low-maintenance indoor and outdoor living
- Positioned within the popular **Hills of Carmel**
- **Walking distance to the local public school**
- Convenient access to shopping, parks and public transport

Exceptional Hills of Carmel Location

Perfectly positioned for family convenience, the home is within **walking distance of the local public school**, making the daily school run easy for growing families.

- *Carmel Village** is also conveniently located nearby, providing supermarkets, caf&aecute;s, restaurants, specialty stores and everyday services.

For additional shopping, dining and entertainment, **Rouse Hill Town Centre** is within easy reach, while **Tallawong Metro Station** provides convenient access to the Sydney Metro network and connections across North-West Sydney.

Surrounded by parks, open spaces and the growing infrastructure of Box Hill, this is an excellent opportunity to secure a beautifully maintained home in one of the area's most popular family communities.

- *Offering multiple living areas, quality finishes, excellent outdoor entertaining and a convenient Hills of Carmel location, 13 Camargue Street is ready for its next family to move in and enjoy. **

- *Contact us today for further information or to arrange your inspection.**

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MORE DETAILS

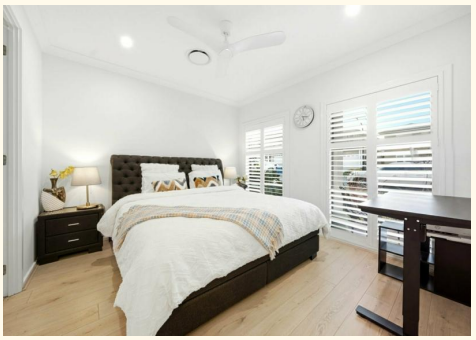
Property ID	PZHYV
Property Type	House
Land Area	300 m2
Including	Toilets (2)

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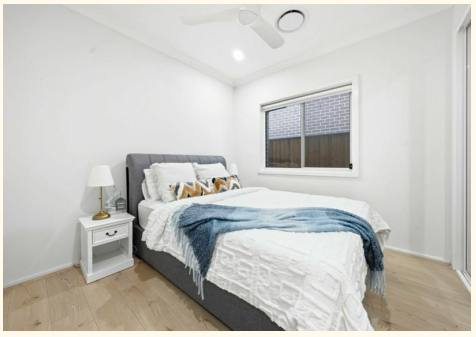
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