

26 Arches Avenue, Box Hill

Impressive Custom-Built Family Home in a Premium Box Hill Location

Sanjeev Kumar and the team at LJ Hooker Schofields | Riverstone proudly presents this exceptional custom-built residence. This expansive home offers approximately 38 squares of sophisticated living, designed to deliver comfort, style, and versatility for modern families.

The thoughtfully designed floorplan offers multiple living zones, including two media/theatre areas and a spacious upstairs rumpus overlooking the void. The open-plan living and dining area is centred around a designer kitchen featuring a stone island, premium appliances, and a butler's pantry, seamlessly connecting to a covered alfresco with a fully equipped outdoor kitchen and concreted entertaining areas on both sides.

The home also features a dedicated, fully insulated theatre room delivering a true cinematic experience.

Upstairs accommodation is generous, complemented by a versatile rumpus and a well-appointed master suite with walk-in wardrobe and

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FOR SALE

Just Listed

VIEW

Sat 4th Apr @ 3:00PM - 3:20PM

AGENTS

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Kit Patel
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AGENCY

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

private ensuite. The home also includes a convenient downstairs bedroom, ideal for guests or multi-generational living.

Features:

- Striking 6m void with feature fireplace
- Multiple living zones including two media/theatre rooms and upstairs rumpus
- Fully insulated theatre room perfect for family movie nights
- Open-plan living and dining with seamless indoor-outdoor integration
- Designer kitchen with stone island, quality appliances, and butler's pantry
- Outdoor kitchen with covered alfresco and concreted entertaining areas on both sides
- Five spacious bedrooms including ground floor bedroom with bathroom access
- Master suite with walk-in wardrobe and private ensuite
- Ceiling fans in every room
- Smart ActronAir 4-zone ducted air conditioning
- Automated smart blinds compatible with Alexa
- Bathrooms with 2.7m floor-to-ceiling tiles, LED lighting, and built-in niches
- Double garage with internal access featuring Epoxy flooring and built in storage
- Laundry featuring laundry chute
- 13.2 KW Solar system

Location Highlights:

- " Upcoming Box Hill City Centre - approx. 2km
- " Carmel Village Shopping Centre —approx. 3.8km
- " Rouse Hill Metro —approx. 6km
- " Rouse Hill Town Centre —approx. 6km
- " Tallawong Metro —approx. 6.4km

Schools & Education:

- " Rouse Hill Public School —approx. 4.7km
- " Santa Sophia Catholic College - approx. 5.1km
- " Rouse Hill High School —approx. 5.2km
- Rouse Hill Anglican College - approx. 5.3km

This is a rare opportunity to secure a near-new, high-end family home in one of Box Hill's most sought-after pockets.

Contact Sanjeev Kumar on 0433 289 620 to arrange your inspection today.

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MORE DETAILS

Property ID	50YHXY
Property Type	House
Land Area	384.9 m2
Including	Air Conditioning
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Solar Panels

Sanjeev Kumar 0433 289 620

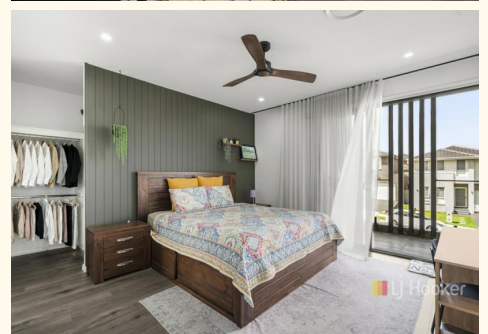
Director | Licensee | sanjeev.kumar@ljhooker.com.au

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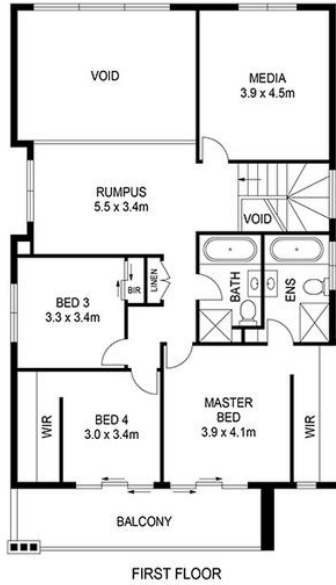
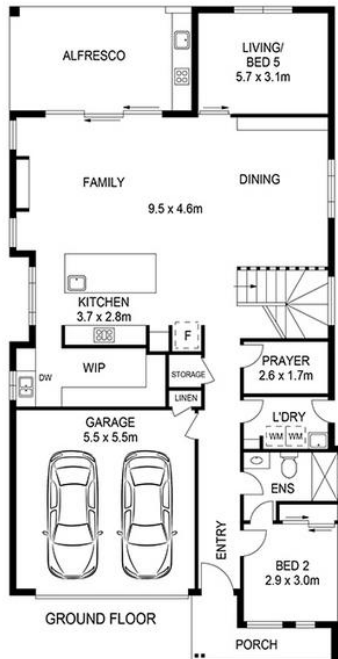
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