







7 Kabarda Street, Box Hill

Brand New Living in the Heart of Carmel Estate, Box Hill

Auction Location: On Site

Discover the appeal of brand-new living at 7 Kabarda Street, Box Hill, a beautifully presented four-bedroom residence offering contemporary design, generous proportions and an excellent opportunity to secure a home in the growing Carmel Estate.

Thoughtfully designed to maximise space and comfort, this single-level home showcases impressive 3-metre ceilings throughout, modern interiors and a practical layout suited to today's family lifestyle. With multiple living spaces, a contemporary kitchen and an inviting alfresco area, this home offers the perfect balance of functionality and everyday comfort.

Property Highlights:
- Right next to Box Hill Public School
- Brand New Construction: Be the first to enjoy this newly constructed residence, featuring modern design and fresh interiors throughout.
- Four Generously Sized Bedrooms: Providing comfortable accommodation for the entire family, with flexibility for guests or a

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AUCTION
Sun 29th Nov @ 12:00PM

VIEW
Sat 7th Nov @ 2:05PM - 2:35PM

AGENTS

Kav Prasad
0423 046 793
kav.prasad@ljhooker.com.au

Sahil Singh
9157 4077
sahil.singh@ljhooker.com.au

AGENCY

LJ Hooker Schofields | Riverstone
02 9157 4077

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home office.
- Private Master Suite: Complete with a walk-in wardrobe and ensuite, creating a comfortable retreat.
- Three-Metre Ceilings Throughout: Enhancing the sense of space, openness and natural light across the home.
- Two Modern Bathrooms: Finished with contemporary fittings and designed for everyday convenience.
- Expansive Open-Plan Living and Dining: A welcoming central space designed for relaxed family living and entertaining.
- Modern Kitchen: Featuring contemporary finishes, ample cabinetry and a practical layout overlooking the main living areas.
- Additional Sitting Area: Offering a versatile second living space for relaxation, family time or a quiet retreat.
- Skylights: Allowing additional natural light to filter into the home.
- Covered Alfresco Area: An ideal space for outdoor dining, entertaining and enjoying time with family and friends. Featuring an outdoor kitchen with a gas cook top and sink.
- Single Lock-Up Garage: Providing secure vehicle accommodation and additional storage convenience.
- 277sqm Land Size: A manageable block offering a balance of indoor and outdoor living.
- Carmel Estate Location: Situated within the growing Box Hill community, surrounded by modern homes, local parks and developing amenities.

Location Highlights:
- 2.1km approx. to Equinox Drive Reserve
- 2.2km approx. to Brindle Parkway Reserve
- 2.7km approx. to Carmel Village Shopping Centre (3 Mins Drive Approx)
- 3.4km approx. to Gables Town Centre
- 8.2km approx. to Rouse Hill Town Centre
- 8.2km approx. to Rouse Hill HomeCo
- 8.3km approx. to Tallawong Metro Station
- 8.4km approx. to Rouse Hill Metro Station

Schools and Education:
- 50m approx. to Box Hill Public School
- 2.2km approx. to Box Hill High School
- 3.2km approx. to Santa Sophia Catholic College

Combining brand-new construction, impressive three-metre ceilings and a functional four-bedroom layout, this exceptional residence presents an outstanding opportunity for families, first-home buyers and investors looking to secure a property in the sought-after Carmel Estate. Enjoy the benefits of modern living while being conveniently positioned close to schools, shopping centres, parks and transport connections.

For further information or to arrange an inspection, contact Kav Prasad on 0423 046 793.

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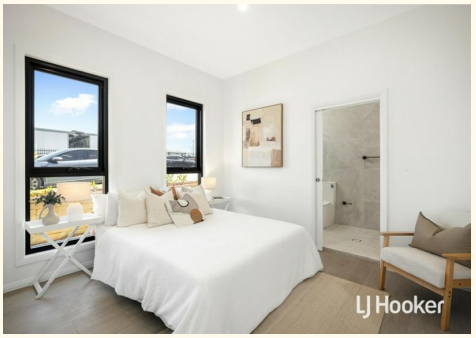
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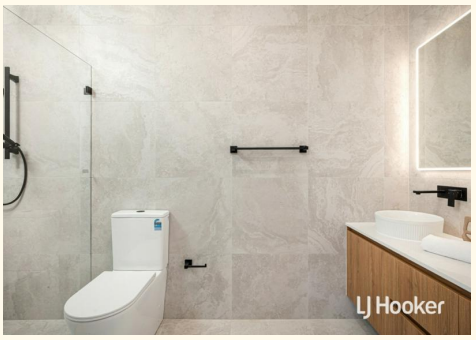
MORE DETAILS

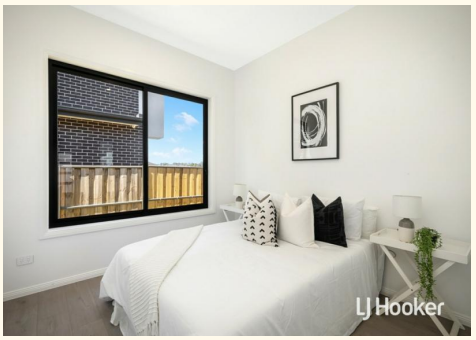
Property ID	5SRHXY
Property Type	House
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking

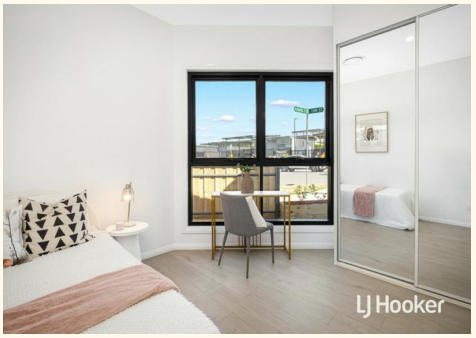
Kav Prasad 0423 046 793
Sales Executive | kav.prasad@ljhooker.com.au
Sahil Singh 9157 4077
| sahil.singh@ljhooker.com.au

LJ Hooker Schofields | Riverstone 02 9157 4077
Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762
schofields.ljhooker.com.au | schofields@ljhooker.com.au











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SCALE (METRES)

7 Kabarda Street, **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. **Floor plan by : Sync Studios Pty Ltd**

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