

**14 Andromeda Parkway, Box Hill, NSW, 2765**

MANOR

**House For Sale**

Friday, 30 August 2024

14 Andromeda Parkway, Box Hill, NSW, 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matt Mazzei  
0296395833

## North Facing High Grove Dream

Discover this exceptional family home in the sought-after High Grove Estate. This meticulously designed residence sits proudly atop a serene hill, offering a perfect blend of modern luxury and practical living. Spanning 421m<sup>2</sup> of land, the property features a spacious open-plan living area, ideal for both everyday comfort and entertaining. The contemporary kitchen is a chef's dream, equipped with high-quality stainless steel appliances, 40mm stone countertops, and ample cabinetry, seamlessly connecting to the inviting living and dining spaces. The expansive layout ensures that natural light floods the interior, enhancing the sense of openness and warmth.

The master suite serves as a private retreat, complete with a well-appointed ensuite bathroom, providing a serene escape from daily life. Three additional bedrooms, all generously sized with built-in wardrobes, offer ample space for family members. Both bathrooms are fitted with modern fixtures and contemporary finishes, including a family bathroom with a bath and shower combination. Upgraded inclusions such as 2.7m ceilings, ducted air conditioning, and premium flooring and tiling add to the home's appeal, ensuring comfort and efficiency throughout.

Step outside to experience a standout feature of this property—the large eco deck overlooking a spacious backyard. This area is perfect for alfresco dining and relaxation, with a lush, well-maintained lawn offering plenty of room for play or gardening. Located in a tranquil, family-friendly community, this home benefits from its elevated position, providing picturesque views and a peaceful atmosphere. With an array of upcoming schools, shopping centers, and recreational facilities, this residence offers both luxury and convenience, making it an ideal choice for families seeking a sophisticated yet practical living environment.

### Property Features:

- \* Double car driveway and double car lock-up garage
- \* Open entrance
- \* Kitchen features 40mm waterfall stone benchtops and island bench, 900mm oven, gas cooktop and rangehood, glass splashback and ample storage
- \* Butlers pantry including dishwasher, double sink and glass splashback
- \* Open plan living and dining area, connecting to sunroom overlooking the backyard
- \* Large outdoor eco deck and pergola
- \* Oversized backyard
- \* Master suite with walk-in-robe and ensuite
- \* Three additional bedrooms with built-in-ropes
- \* Upstairs rumpus
- \* Large family bathroom with separate shower and bathtub
- \* All bathrooms with floor-to-ceiling tiles and floating vanities
- \* Laundry with extra storage and external access
- \* Downstairs powder room

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