

**Lot 2506 Aplite Circuit, Box Hill, NSW, 2765**



**Land For Sale**

Friday, 6 December 2024

Lot 2506 Aplite Circuit, Box Hill, NSW, 2765

Type: Land



Binnie Jaura

## East Facing | Triple Garage Allowed

Ray White Rouse Hill/Box Hill is proud to present this extraordinary opportunity to own a rare piece of prime real estate in one of Gables' most prestigious pockets. This perfectly level block, with an impressive 20-meter frontage, offers the ideal foundation for building your dream home or investment project, especially suited for a triple garage design.

### Key Features:

**Perfect Frontage:** The generous 20-meter frontage accommodates luxurious triple-garage homes with ease.

**Dead Flat Land:** Minimal site costs ensure a smoother and more cost-effective building process.

**Premium Views:** Situated opposite expansive 2000 sqm luxury properties, offering a grand outlook and prestigious surroundings.

**Bonus:** The current owners have already designed an 85-square, double-storey luxury home, featuring a triple garage and swimming pool. Please note this design has not been submitted for DA approval, giving you the flexibility to customize or modify it according to your needs.

This is more than just land; it's the foundation for your future masterpiece. Don't miss this rare opportunity to secure your dream project in one of Gables' finest locations!

### Location Highlights:

- Short stroll to Slidey Park
- Approx. 3 minute drive to Bobby Bakehouse
- Approx. 3 minute drive to Santa Sophia Catholic College
- Approx. 9 minute drive to Carmel Village Shopping Centre
- Approx. 14 minute drive to Rouse Hill Town Centre and Metro Station
- Approx. 14 minute drive to Tallawong Metro Station

For more information please call Samir Paudel on 0491 176 301

\*Please note that we require a contact number to provide any information about this property. Enquiries submitted without a phone number will not be accepted. Thank you for your understanding.

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