

## 8 Booroola Road (The Gables), Box Hill FOR SALE



### Stunning park-facing, single-level family home

Beautifully presented and well-positioned, this park facing home is very well taken care of and much loved by the current owners. This is an ideal single-level home for a family presenting comfort and convenience for all. This east-facing, custom-built family home is completed with high-quality finishes throughout and is located in the heart of the prestigious “Gables” which is within walking distance to the Santa Sophia Catholic College.

Boasting high upgrades and luxury finishes throughout, this home is cleverly and architecturally designed for a premium family experience. It features a well-thought-out floor plan with the best of open plan living and also has great-sized indoor and outdoor areas for the premium entertaining experience. The open plan kitchen and living flows seamlessly through sliding doors, into an extra large decking which is perfect for family entertainment.

With an ideal east facing aspect, this home is sun-drenched throughout the whole day and is the most ideal home for those that love to entertain.

The kitchen presents stylish upgrades, including, stone benchtops, quality stainless-steel appliances, a gas cooktop, as well as a spacious walk in pantry with abundance of storage.

Accommodation consists of four spacious bedrooms. The master retreat presents its own private ensuite. All other bedrooms are spacious with integrated built-in robes.

Other features you will love:

- Land size approximately 459sqm
- Year built 2017
- 2.75 High ceilings
- Ducted air-conditioning
- Security alarm system & video intercom
- Double lock-up garage with internal access and remotes
- Plantation shutters throughout
- Dedicated Media room which could be used as the 5th bedroom
- Floor to ceiling tiled bathrooms
- Walk-in Pantry
- 40mm Stone bench top with waterfall edges
- LED down lights throughout the house



**Amit Kumar**

Principal - Amit Kumar Property

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**Bradley Ronayne**

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- Ample storage
- Large outdoor Decking
- 2 minute drive to Santa Sophia Catholic College
- 6 minute drive to the new Shopping centre “Carmel Village”
- 10 minute drive to Riverstone Station
- 12 minute drive to Tallawong Metro Station

With a location second to none and completed with the highest quality of inclusions, this home will impress the whole family and is one you need to see. For further questions or inquiries, contact Amit Kumar on 0422 256 468.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. All interested person/s should rely on their own inquiries.

## Features

2 Toilets  
Alarm System  
Built-In Robes  
Dishwasher  
1 Ensuite  
Intercom  
2 Living Areas  
NBN Available  
Deck  
Fully Fenced  
Patio  
Remote Garage Door  
Air Conditioning  
Ducted Cooling  
Ducted Heating



**Amit Kumar**

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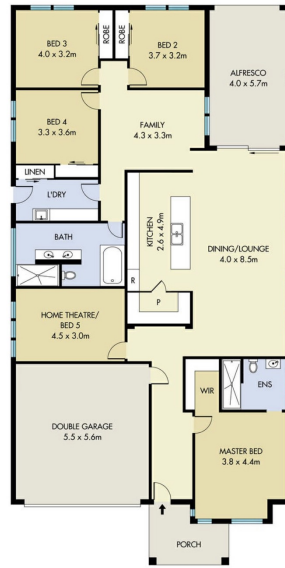


**Bradley Ronayne**

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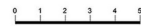
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*This floorplan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan*

8 BOORoola ROAD GABLES



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.