



**1 Poll Lane Box Hill NSW**

4 3 2

David Martignago of Hometown Property partners is proud to present this stunning family home in the Gables. Fronting a nature reserve area gives the home a great outlook and provides fantastic privacy. The features include;

- \* Master bedroom with luxurious W.I. Robe, ensuite, balcony plus an extra W.I. robe
- \* Bed 2 & 3 with built-ins
- \* Downstairs Bed 4 with built-ins plus its own bathroom(great for guests)
- \* Ceiling fans and downlights
- \* Formal lounge with quality cabinetry
- \* Easy care Hybrid floating floors
- \* high 2.7m ceilings
- \* Downstairs office space
- \* Gourmet kitchen with 40mm stone bench tops, twin ovens, dishwasher, Island bench with breakfast bar, built in

**Price** : \$ 1,167,000  
**Land Size** : 345 sqm  
**View** : <https://www.hometownpropertypartners.com.au/sale/nsw/western-sydney/box-hill/residential/house/7783850>



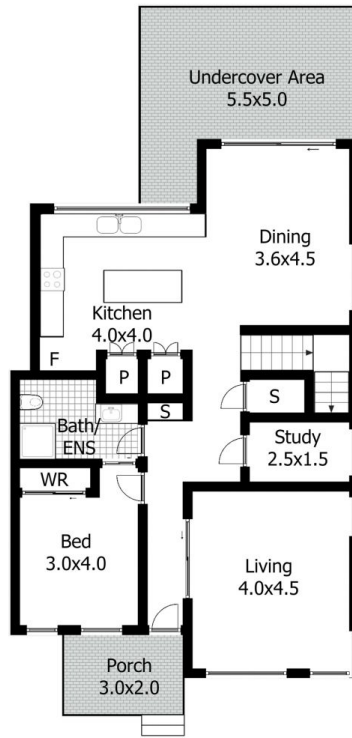
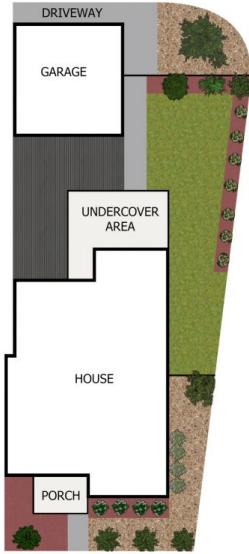
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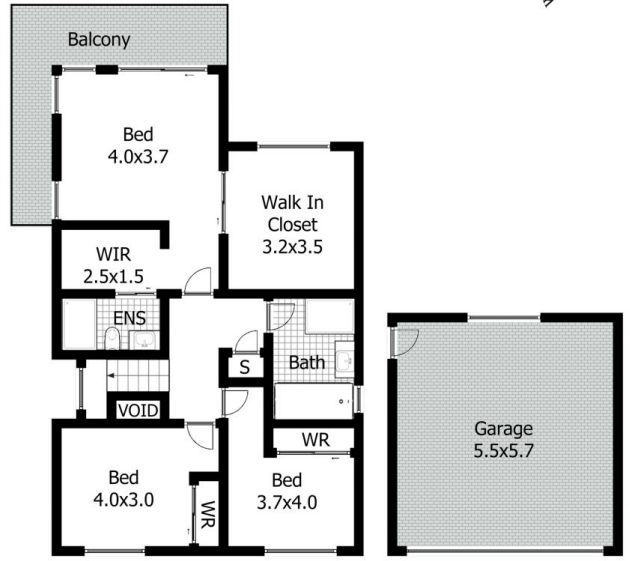


**SITE PLAN**



**GROUND FLOOR**

**FLOOR PLAN**



**FIRST FLOOR**

(NOT IN POSITION)

**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.