



### 105/35-37 Mason Road Box Hill NSW

Introducing to the market, Luxus Estate at The Water Lane, Box Hill. This convenient location is made up of elevated, premium lots, with dual occupancy potential (STCA), ranging from 263sqm to 325sqm - lot widths from 10m - 12.5m. Some lots with potential for a separate studio, with parking, and with the ability to subdivide off and sell! (STCA)

Location, Location, Location:

? Breathe in the fresh air at Box Hill's best location. This upmarket, boutique estate is only 5 minutes' drive to Carmel Village, 7 minutes' drive to Rouse Hill Town Centre and Metro.

? Located in the beautiful and tranquil surrounds of Sydney's North West it offers the best of both worlds, a relaxed rural lifestyle combined with urban convenience.

? An exclusive release of premium land within a highly sought after idyllic location, just footsteps from lush green spaces and parklands.

? Elevated building lots, and regularly shaped allowing easy design for your new home.

? Registration is expected in early 2025; secure your parcel now and ensure capital growth between now and settlement.

? If you want to be part of a boutique, upmarket housing estate look no further than Luxus Box Hill.

**Land Size** : 310.9 sqm



**Alexandra Meadth**  
**02 8834 3200**