



### 9 Limax Street Box Hill NSW

4 2 2

Raise your quality of life to new heights in this luxurious, near new, custom-built home, striking in its grand proportions and thoughtfully crafted floorplan, making it ideal for growing and mature families alike. With a commanding street presence, the home is a standout in a quiet street in one of Box Hill's most sought-after pockets.

The open-plan layout seamlessly connects the stylish kitchen with the spacious family living and dining areas, making it perfect for family gatherings. High ceilings and skylights enhance the natural light throughout, while the north to rear orientation ensures year-round comfort. The butler's pantry provides an additional gas cooktop, large sink with pulldown mixer and ample bench, shelf, and cupboard space, with a direct connection to the double garage ensuring ease of access.

**Price** : Sat, 21 Sept 5.30pm - OPEN HOME - 10.45am & 4.45pm  
**Land Size** : 450 sqm



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All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and description.



GROUND FLOOR



FIRST FLOOR



SITE PLAN (NOT TO SCALE)

