



Another Fantastic Result By Fernando Capati - 0452577505

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22 Ventasso Street, Box Hill

Sold for \$1,750,000 (Aug 01, 2025)

Fernando from Raine & Horne Rouse Hill is proud to present one of the Hills of Carmel’s most prestigious family residences-where cutting-edge smart living meets architectural excellence and refined luxury. Elevated in a prized position with commanding district views, this home is an impeccable showcase of style, sophistication, and family comfort.

From the moment you arrive, the home’s bold façade and commanding street presence set the tone for the quality within. Step inside to experience a dramatic double-height foyer with 3-metre ceilings across both levels, an elegant designer staircase, and a statement chandelier that instantly conveys grandeur.

In the formal front living area, ambient light pours through sheer curtains, while automated blinds and sheers allow you to set the mood with ease. Designed for today’s tech-savvy lifestyle, the residence features full smart home integration, allowing remote or voice control over lighting, climate, security, and window furnishings for a truly seamless living experience.

At the heart of the home, expansive open-plan living and dining spaces are anchored by a dramatic backlit natural stone feature wall, creating a refined focal point for everyday living and entertaining.

The kitchen is a culinary showpiece-crafted with 40mm natural stone benchtops, premium

Property ID:	L34371281
Property Type:	House
Garages:	2
Land Area:	341.0 sqm

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900mm Bosch appliances, and a beautifully styled island for family connection. A walk-in butler's pantry with a secondary 600mm cooktop and abundant storage completes the space, ensuring both function and style are delivered in full.

Upstairs, the family retreat continues with a rumpus room complete with custom shelving-ideal as a secondary living area, children's zone, or media space.

Accommodation is generous and luxurious, with five designer bedrooms offering flexibility for large families. The master suite is a sanctuary of indulgence, boasting its own private balcony with elevated views and dual custom walk-in wardrobes-his and hers-designed with bespoke joinery for optimal space and style. The adjoining ensuite is a true luxury escape, finished with floor-to-ceiling tiles, a frameless glass shower, and a sleek natural stone vanity that exudes modern elegance.

Three additional bedrooms upstairs feature built-in robes (with one enjoying its own walk-in), while a well-appointed guest bedroom on the ground floor is ideal for extended family or visitors.

The lifestyle continues outdoors with a large, tiled alfresco entertaining space featuring a built-in cooktop, perfect for gatherings in all seasons. The surrounding backyard is thoughtfully landscaped for privacy and minimal upkeep, ideal for busy families who value relaxation without compromise.

Every bathroom in the home reflects the same commitment to quality-showcasing freestanding bathtubs, frameless showers, full-height tiling, and stone vanities, offering a spa-like atmosphere in your own home.

Additional premium features include:

- Smart home system with remote/voice control for lighting, blinds, climate & security
- Automated blinds and sheer curtains in front formal living area
- 3-metre high ceilings on both levels
- Engineered timber flooring throughout
- Multi-zoned ducted air conditioning
- LED mood lighting and architectural fixtures
- Double lock-up garage with internal access
- Ample custom cabinetry and storage throughout

A Rare Opportunity Awaits

Every aspect of this architectural masterpiece has been designed to cater to modern luxury living, making it a once-in-a-lifetime opportunity for the discerning buyer.

Contact Fernando Capati today on 0452 577 505 to arrange your private inspection and

experience the elegance of this extraordinary home firsthand.

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