



Spacious & Stylish Family Living in the Heart of Hills of Carmel



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22 Rochel Road, Box Hill

Just Listed

Fernando Capati from Raine & Horne Rouse Hill is proud to present this beautifully designed family home, nestled in the sought-after Hills of Carmel Estate. Combining generous proportions, high-quality finishes, and an unbeatable location close to shops, transport, and future parklands, this residence offers the ideal blend of comfort and lifestyle for the modern family.

Bright & Open Plan Living

Step into a spacious open-plan lounge and dining area, filled with natural light and perfect for everyday family living or entertaining guests. Seamlessly flowing to the low-maintenance backyard, this area is ideal for outdoor meals, kids’ playtime, or weekend barbecues.

Gourmet Kitchen with Premium Inclusions

Centrally located, the designer kitchen is a true showstopper-featuring a 40mm stone benchtop, 900mm freestanding oven and gas cooktop, stainless steel dishwasher, and a generous walk-in pantry. It’s the ultimate space to prepare family meals, entertain, or simply enjoy casual breakfasts with the kids.

Multiple Living Zones for Everyday Functionality

Property ID:	L35779976
Property Type:	House
Garages:	2

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Families will love the flexible layout, including an upstairs rumpus room perfect for a kids' retreat, study space, or media lounge. Downstairs, a guest bedroom with a full bathroom provides versatility for in-laws, visitors, or a home office setup.

Five Spacious Bedrooms

Master Retreat: Located upstairs, the master bedroom features a spacious walk-in robe and private ensuite, creating the perfect parents' haven.

Additional Bedrooms: Two bedrooms include built-in wardrobes, while a third upstairs bedroom offers a walk-in robe-perfect for older children or guests needing extra storage.

Guest Bedroom: Conveniently located downstairs with access to a full bathroom.

Luxurious Bathrooms

The main bathroom offers a luxurious feel with a freestanding bathtub, floor-to-ceiling tiling, and stylish fixtures-ideal for unwinding after a busy day. With three full bathrooms throughout the home, morning routines and guest stays are stress-free.

Outdoor Living with Low Maintenance Appeal

The backyard has been tastefully landscaped for minimal upkeep, giving families more time to enjoy the outdoors without the hard work. Whether it's kids playing, pets roaming, or adults relaxing-this space caters to all.

Location & Lifestyle

Positioned in a family-friendly and fast-growing community, this home is just a short walk to the Hills of Carmel Shopping Centre, local bus stops, and the soon-to-be-completed parklands. With excellent proximity to future schools, walking tracks, and playgrounds, your family will thrive in this well-connected neighbourhood.

Additional Features:

- Blinds throughout for comfort and privacy
- Ducted air conditioning for year-round climate control
- LED downlights throughout
- Remote double garage with internal access
- Dedicated laundry with outdoor access
- Abundant storage options throughout the home

If you're searching for a spacious, modern, and move-in-ready home built for family living and long-term value, this property ticks all the boxes. Don't miss your opportunity to join the vibrant Hills of Carmel community.

Don't miss your chance to secure this exceptional home.

Contact Fernando Capati today on 0452 577 505 to book your private inspection.

Raine & Horne Rouse Hill – ONLINE Enquiry Policy

All online enquiries require both a daytime phone number and a valid email address.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and advise interested parties to make their own enquiries.