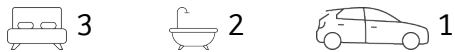




Low-Maintenance Living with Studio in a Sought-After Estate



21 Felling Street, Box Hill

\$1,090,000 - \$1,130,000

Fernando Capati from Raine & Horne Rouse Hill proudly presents this unique and thoughtfully designed single-level family home, perfectly suited for first home buyers, downsizers seeking low-maintenance living, or savvy investors looking to secure a high-demand property in the flourishing Hills of Carmel Estate.

Set in a peaceful and family-friendly pocket, this residence enjoys a premium location just moments from local shops, schools, parklands, and public transport options, making everyday living both practical and enjoyable.

Inside, the home welcomes you with a spacious and light-filled open plan layout, combining lounge and dining areas that seamlessly connect to the alfresco entertaining space. Overlooking a beautifully landscaped backyard, this outdoor zone is perfect for hosting family gatherings, weekend BBQs, or simply enjoying a tranquil morning coffee.

The stylish kitchen is the heart of the home, featuring a 900mm freestanding gas cooktop, stainless steel appliances including a dishwasher, a walk-in pantry, and ample bench space to support both everyday cooking and entertaining with ease.

Accommodation includes three well-appointed bedrooms, with the master suite boasting a walk-in wardrobe and private ensuite for added comfort and privacy. The remaining two

Property ID:	L35130383
Property Type:	House
Garages:	1

Fernando Capati
0452577505
fernando.c@rousehill.rh.com.au

bedrooms are fitted with built-in robes and share access to a modern main bathroom.

Adding even more versatility, the property also features a separate studio, complete with split-system air conditioning-perfect for those working from home, running a small business, or needing an extra guest bedroom or teen retreat.

Additional features include:

- Split-system air conditioning in living and studio
- Ducted Air con
- Blinds throughout
- Remote-controlled garage with internal entry
- Low-maintenance landscaped gardens

Whether you're looking to move in and enjoy immediately or secure a smart addition to your investment portfolio, this home offers exceptional value in a growing and well-

connected community

Contact Fernando Capati today to arrange your private viewing and experience a rare blend of smart design, lifestyle comfort, and unmatched convenience.

Raine and Horne Rouse Hill ONLINE enquiry policy -

ALL ONLINE enquiries received from this website require BOTH a day time phone number and email address.

"All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."