






### 6 Sagittarius Circuit Box Hill NSW

4  2  2 

East-facing and private, this approx. 28-squares home on 375m<sup>2</sup> combines modern comfort with low running costs. Enjoy an open outlook with no front neighbour, light-filled living zones, a covered alfresco and sparkling in-ground pool.

Four bedrooms and an upstairs retreat ensure family comfort, while the 9.9kW solar system, butler's pantry, double garage and landscaped gardens make everyday living both practical and efficient.

#### PROPERTY HIGHLIGHT:

- East-facing position capturing abundant natural sunlight throughout the day.

[For full version visit the website](https://www.syonpropertygroup.com.au/8552774)

**Type** : House  
**Price** : \$1,140,000  
**Land Size** : 274 sqm  
**View** : <https://www.syonpropertygroup.com.au/8552774>



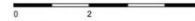
**Nilesh Padhiyar**  
 0433 848 485



GROUND FLOOR PLAN



FIRST FLOOR PLAN



AREA	
GROUND FLOOR	92.9 m <sup>2</sup>
FIRST FLOOR	107.9 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>200.8 m<sup>2</sup></b>
PRIVATE OPEN SPACE	59.9 m <sup>2</sup>
EXTRA CAR SPACE	13.2 m <sup>2</sup>
<b>TOTAL</b>	<b>273.9 m<sup>2</sup></b>

AREAS INCLUDE ALL BALCONIES,  
PATIOS, GARAGES AND PORCHES.  
FINAL STRATA AREA MAY DIFFER.

Disclaimer: These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartments or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the apartment, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to level plans for further information.