






**57 Turffontein Avenue Box Hill NSW**

4  3  4 

Syon Property Group presents a well-designed double-storey home combining functional living with a considered level of finish.

The home offers a practical layout suited to modern family living, with multiple living zones, flexible accommodation, and a complete turnkey finish.

**Type** : House  
**Price** : \$1,429,990  
**Building Size** : 247 sqm  
**Land Size** : 313 sqm  
**View** : <https://www.syonpropertygroup.com.au/8676771>

**Property Overview**

- ? Double-storey residence on 313m<sup>2</sup> land
- ? Approximately 247m<sup>2</sup> total build area
- ? Four bedrooms, three full bathrooms plus powder room
- ? Double garage with internal access plus additional parking

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



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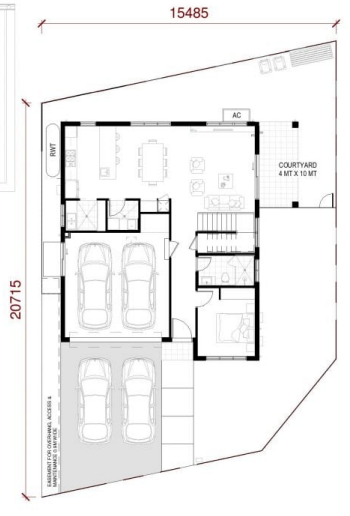
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOT PLAN

**DISCLAIMER:-**

THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE. AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER UNITS. DRIVEWAYS MAY CHANGE/FLIP AS PER UNIT SELECTED. PRIVATE OPEN SPACE AREA WILL DIFFER UNIT TO UNIT. ROOM SIZE IS INCLUDING ROBES. EXTRA CAR SPACE IS SUBJECT TO CHANGE AS ALLOTTED TO DIFFERENT LOTS. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.

|  |   |   |   |                                 |  |                            |
|--|---|---|---|---------------------------------|--|----------------------------|
|  | <p>LOT 112<br/>114-116 OLD PITT TOWN ROAD<br/>BOXHILL</p> | <p><b>DOUBLE STOREY DOUBLE GARAGE</b></p> | <p><b>TOTAL LAND AREA -313 m<sup>2</sup> (15.5MT X 20.7MT)</b></p>                        |                                 | <p>LOT NORTH</p> <p>LOT 112<br/>9/04/2024 4:24:03 PM</p> |                            |
|  |   |   | <p>Ground Floor ( Incl. Garage, Porch and Patio )</p>                                     | <p>135 m<sup>2</sup></p>        |  | <p>14.5 Squares</p>        |
|  |   |   | <p>First Floor (Incl. Balcony if shown in the plan )</p>                                  | <p>112 m<sup>2</sup></p>        |  | <p>12.1 Squares</p>        |
|  |   |   | <p>Open space (Incl. Back &amp; Front Courtyard)</p>                                      | <p>178 m<sup>2</sup></p>        |  |                            |
|  |   |   | <p><b>TOTAL AREA:-</b><br/>(GROUND FLOOR + FIRST FLOOR AREA)<br/>(SQUARES AND METERS)</p> | <p><b>247 m<sup>2</sup></b></p> |  | <p><b>26.6 Squares</b></p> |