



### 6/3 Nelson Road Box Hill NSW

Welcome to Nelson Estate, Box Hill. Strategically located in one of Sydney's most dynamic residential growth areas and within close proximity to Rouse Hill and the planned new Box Hill Town Centre.

Nelson Estate uniquely offers many lots over 450m<sup>2</sup>, making them suitable to build your dream family home with a swimming pool or as a smart investment opportunity with dual income potential with a granny flat.

- Boutique land release with remaining lots ranging from 416m<sup>2</sup> up to 638m<sup>2</sup>
- Easy build access and wide frontages on most blocks
- 150m walk to Windsor Road with bus connections to Rouse Hill Town Centre
- 3 minute drive to new Box Hill Town Centre
- 6 minute drive to Rouse Hill Metro Train Station

The new community at Box Hill will benefit from the delivery of local amenities close to transport options including:

- a new town centre and three village centres
- new primary and high schools
- improved connections to encourage walking and cycling
- protection of 59 hectares of significant vegetation and major creek corridors
- upgrades to local roads including Terry Road and Mason Road

**View :** <https://www.theavenuerealestate.com.au/5312985>



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