



### 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 450m2, 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 lots ranging from 310m2 up to 653m2
- 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

**View :** <https://www.theavenurealestate.com.au/5312990>



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AREAS	
LIVING AREA	154.1 sqm
GARAGE AREA	17.8 sqm
PORCH	4.0 sqm
TOTAL	175.9 sqm

MIN. LOT REQUIREMENTS	
WIDTH	10.0 meters
LENGTH	30.0 meters

DIMENSIONS	
WIDTH	8.15 meters
LENGTH	22.89 meters



# KAPLAN Sundancer



GROUND FLOOR



FIRST FLOOR

AREAS	
GROUND FLOOR	117.9 sqm
FIRST FLOOR	118.4 sqm
TOTAL LIVING	236.3 sqm
GARAGE	32.7 sqm
PORCH	4.0 sqm
ALFRESCO	14.4 sqm
TOTAL	287.4 sqm

DIMENSIONS	
WIDTH	10.40 meters
LENGTH	19.11 meters

MIN. LOT REQUIREMENTS	
WIDTH	12.47 meters
LENGTH	27.61 meters

# KAPLAN Aristo