

10 ROBBINS LANE, BOX HILL, NSW, 2765

**3 FOR FREE\***  
**SPECIAL RENTAL OFFER**

We will, we will rock your value.

**FOR RENT FREE**  
letting fee for first time

**FOR RENT FREE**  
three months management for first tenancy

**FOR RENT FREE**  
advertising for first time

\* Terms and Conditions apply, For a limited time only

Jeremy Yuen | 0412 406 039  
jeremy@atrealty.com.au

Experience, Dedication & Results

**3 FOR FREE\***

We will, we will rock your value.

**FOR SALE FROM 1% low rate**

**FOR SALE FREE internet advertising**

**FOR SALE FREE valuation**

\* Terms and Conditions apply, For a limited time only

Jeremy Yuen | 0412 406 039

Experience, Dedication & Results



# FOR LEASE

## LEASED BY JEREMY ANOTHER ONE PLEASE

Please follow the instruction to get to property due to road closure

- (1) use goggle map
- (2) set destination to corner of Nelson rd. and The water lane Box Hill
- (3) Arriving at the corner and reset destination to "10 Robbins Lane Box Hill"
- (4) Following direction to destination

Nestled in the heart of Box Hill's thriving new community, this impressive double-storey family home at 10 Robbins Lane presents an exceptional leasing opportunity in one of Sydney's most sought-after growth areas. With four generous bedrooms, three bathrooms, and a thoughtfully designed layout across 175 square metres of living space, this residence perfectly balances comfort and contemporary living for the modern family.

Step inside to discover a world of premium features designed for effortless daily living. The home boasts built-in wardrobes throughout, ensuring ample storage, while the integrated dishwasher and modern kitchen appointments make entertaining a breeze. Climate control is assured with air conditioning, and the intercom system adds an extra layer of convenience and security to your everyday routine.

The thoughtful design extends across two levels, maximising both space and functionality. Built-in features throughout create seamless storage solutions, while the alarm system provides peace of mind for you and your loved ones. With broadband internet readily available, working from home or staying connected has never been easier.

Outdoor living takes centre stage with an array of impressive features that transform this property into your own private retreat:

- Spacious balcony perfect for morning coffee or evening relaxation
- Dedicated outdoor entertainment area ideal for hosting family gatherings
- Private courtyard providing a tranquil escape
- Fully fenced 225 square metre block ensuring privacy and security
- Remote garage with secure parking for ultimate convenience

The stunning hills aspect adds a picturesque backdrop to daily life, while the fully fenced perimeter creates a safe haven for children and pets to play freely. Whether you're hosting weekend barbecues in the entertainment area or unwinding on the balcony after a long day, this

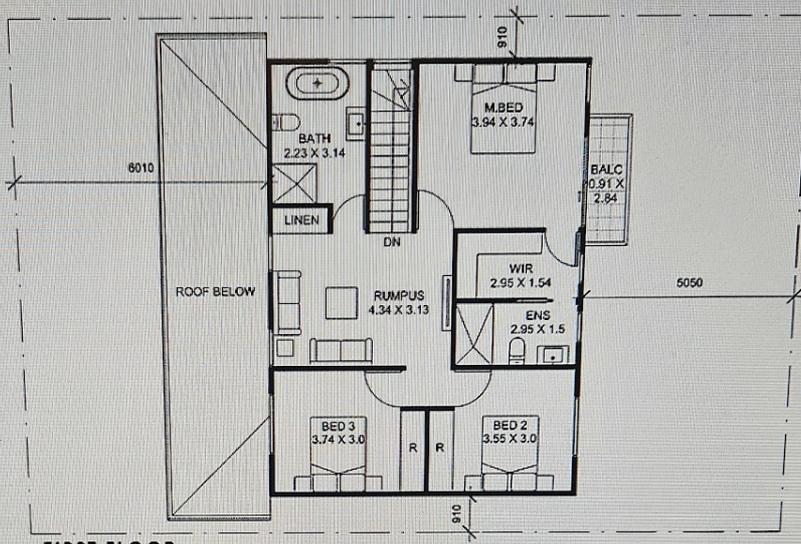
4 BED | 3 BATH | 1 CAR

PRICE:  
\$775 per week

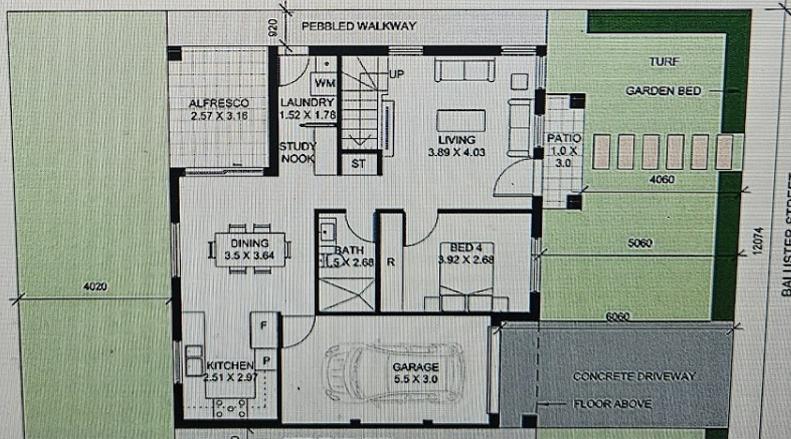
OPEN FOR INSPECTION:  
N/A



**Jeremy Yuen**  
**0412406039**  
jeremy@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



FIRST FLOOR



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.