

Sold



Colo Vale



## A BEAUTIFULLY PRESENTED FAMILY HOME

SET ON ALMOST ONE ACRE OF ESTABLISHED GROUNDS

IT HAS BEEN METICULOUSLY CARED FOR AND REFURBISHED OVER TIME

IT IS ALSO A WONDERFUL HOME FOR ENTERTAINING - BOTH INSIDE AND OUTSIDE

THE LARGE, DETACHED SHED/WORKSHOP (11m x 6.3m) WOULD BE IDEAL FOR 'THE HOBBYIST' AS IT HAS 3 PHASE POWER AND A ROLLER DOOR EITHER END - AN 'IN AND OUT'

- \* 4 double bedrooms
- \* Built-in robes (WIR in main)
- \* Main bathroom with frameless shower, bath, granite vanity with storage, tasteful lights, w.c. and plantation shutters
- \* Ensuite with frameless shower, granite vanity with storage, tasteful lights, plantation shutters and is fully tiled
- \* Attractive entrance with granite tiles
- \* Formal lounge with a sunny aspect and space for a gas log fire
- \* Superbly appointed galley kitchen with a 900ml Omega electric oven + 5 burner gas cooktop, rangehood, 2 drawer dishwasher, LED lighting, granite & Caesarstone benchtops
- \* Formal dining with granite floor tiles

4 2 3 3,376 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	164
<b>Land Area</b>	3,376 m <sup>2</sup>

### Agent Details

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### Office Details

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- \* Family/casual meals area with granite floor tiles
- \* Rumpus /sitting room with bay window, granite floor tiles and sliding doors to outside covered entertaining area
- \* Laundry with excellent storage and door to outside
- \* Ducted gas heating and reverse-cycle air conditioning (zoned)
- \* Double garage with internal access (currently converted to a craft and sewing room)
- \* Detached workshop (11m x 6.3m) with 3 phase power and 2 roller doors (1 each end)
- \* Large covered outdoor entertaining area
- \* Zoning R2 Residential (1000m2 minimum landsize)
- \* Landsize: 3376m2

SET BACK FROM THE ROAD AND ON THE HIGH SIDE IT IS ZONED RESIDENTIAL R2 - WHICH IS A 1000m2 MINIMUM - SHOULD YOU CHOOSE TO TAKE OFF A BLOCK OR TWO AT SOME STAGE IN THE FUTURE - A 'NEST EGG'

5 MINUTES TO THE HUME MOTORWAY AND 10 MINUTES TO MITTAGONG

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