

Sold

property sales



86 Banksia St, Colo Vale



## YOUR OWN LITTLE CORNER OF THE WORLD

THIS ATTRACTIVE, NORTH FACING, RANCH-STYLE BUNGALOW IS NESTLED BEHIND A PRIVATE HEDGE AND HAS BEEN PARTIALLY REFURBISHED WITH THE OPPORTUNITY TO ADD YOUR OWN FINISHING FLAIR

THE STUDIO OFFERS MANY OPTIONS AND WITH THE BONUS OF HAVING A SEPARATE ENTRANCE ONE COULD WORK FROM HOME OR IT WOULD BE PERFECT AS A GRANNY FLAT / GUEST ACCOMMODATION

- \* Entrance from front verandah
- \* Large, sunny lounge with solid timber floors, flued gas heater, slow combustion fire and built-in bookcase with storage
- \* Stunning kitchen (only 3yo) with Falcon double oven and five burner gas cooktop, flue, walk-in pantry, timber floors and ceiling fan
- \* Generous dining adjacent to kitchen with skylight and sliding doors to covered outdoor entertaining area
- \* 3/4 bedrooms - all with robing
- \* Bathroom with corner bath, shower, vanity and separate w.c.
- \* Large laundry with door to outside
- \* Double garage with auto door and plenty of storage
- \* Garden shed
- \* Covered outdoor entertaining area (6m x 5m) including bar-b-q, bar and bar fridge

🛏 4 🚿 2 🚗 3 📏 1,625 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	205
<b>Land Area</b>	1,625 m2

### Agent Details

Susie Embleton - 0488 568 688

### Office Details

Mittagong  
7 station street Mittagong NSW  
2575 Australia  
02 4872 1162



- \* Detached workshop (9m x 7m) with power, storage, ceiling fan and separate driveway entrance
- \* Vegetable gardens with watering system
- \* In-ground saltwater swimming pool with covered timber deck
- \* Water tanks x 3 (10,500lts, 4,000lts and 2,000lts)
- \* Studio / granny flat / office (4th bedroom) fully tiled and with bathroom, storage, room for kitchen and separate entrance
- \* Landsize: 1625m2

SET ON AN ESTABLISHED CORNER BLOCK WITH A DELIGHTFUL MIXTURE OF NATIVE AND DECIDUOUS TREES THE GARDEN OFFERS A PEACEFUL OUTLOOK FROM THE VERANDAH

WITH TWO SEPARATE VEHICLE ENTRANCES THERE IS AMPLE SPACE FOR CARAVANS OR BOATS

THERE IS A DETACHED WORKSHOP (9m x 7m) AND FOR THE WARMER MONTHS AHEAD A PRIVATE IN-GROUND SALTWATER POOL WITH DECKING

THIS LOVELY PROPERTY CANNOT BE BUILT OUT

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.