

# 1 Wilson Drive, Colo Vale, NSW 2575

## House For Sale

Saturday, 13 April 2024

1 Wilson Drive, Colo Vale, NSW 2575

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



Cameron Scott  
0488105110

**\$2,200,000 - \$2,400,000**

Welcome to Rainworth Park - a beautiful 5-acre property minutes to Mittagong in the village of Colo Vale. With all the hard work done, this is a fabulous opportunity in a sought-after locale featuring a light filled 4-bedroom home, brilliant shedding with electric opening doors, stables and a round yard. There is also DA approval for a second dwelling. Home features a modern brick construction with abundance of glass and a great family friendly floorplan on a concrete slab. Open plan kitchen and dining, multiple living rooms, large home office and 4 generous sized bedrooms all with built ins. All year round comfort is assured with ducted gas heating and Brevis aircon as well as a Kent natural wood firebox in the rumpus. There is a enormous 3 bay American style shed, with electric garage doors, tack room, and room for cars, toys and hobbies. Colo Vale is a vibrant community and was formerly a station on the old southern railway. The line was closed in 1919 when the track was deviated for a more suitable route. The local primary school is popular and well supported and buses cater for students attending schools in Bowral and Mittagong. The local "Loopline Pony Club" is popular and a short horse ride from "Rainworth Park". What you will love: POSITION: \* Located at the very end of a no-through-road\* Entry via secure solar powered electric opening gates\* Great neighbours, the owners have loved living here\* Minutes to general store, service station, liquor shop, pizza cafe, and Colo Vale Public School\* Ride to Pony Club\* 12 minutes to Mittagong, 18 minutes to Bowral, 80 minutes to Sydney CBD HOME: \* Light filled home - abundance of glass and desirable northeast aspect\* 4 bedrooms all have built in robes\* Master bedroom has ensuite and walk in robe\* Open plan kitchen and dining\* Formal and casual living areas\* Kent natural wood firebox \* Ducted gas heating and Brevis aircon\* Large home office / study\* Laundry with direct access to outdoors GARAGE: \* Huge 14m x 9.5m 3 bay American style barn on concrete slab\* Features drive through roller doors (front 2 electric)\* Incorporates a tack room for the horse gear\* Side door access door to house IMPROVEMENTS: \* All new metal fencing suitable for horses\* Electric exterior fencing \* Round pen\* Stable\* Water tanks\* 3 phase power\* NBN, town gas, town water