

**15 Pezzutos Road, Colly Blue, Spring Ridge, NSW
2343**



Sold House

Tuesday, 20 February 2024

15 Pezzutos Road, Colly Blue, Spring Ridge, NSW 2343

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 4603 m2

Type: House



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\$457,500

Unique Colly Blue School property lovingly transformed into a spacious 4 bedroom, 1 bathroom home oozing with character & facilities in a private location. Ideal country retreat, located approx 12 mins west of Spring Ridge in the quiet village of Colly Blue. The land area of 4,603 sqm provides ample space for outdoor activities & any future expansion. Featuring large easy care lawns & gardens with mature shade trees creating an oasis for native wildlife & nature lovers plus plenty of space for kids to play & explore. Large shed with workshop for all your tools & equipment, spacious rumpus / man cave plus 5 carport spaces for vehicles & toys. Eco-friendly property with water being a feature having plentiful rainwater storage & equipped bore plus solar panels helping you save on energy costs & reduce your environmental footprint. The home includes an expansive formal lounge & dining room with high ceiling & Rev Cycle A/C to ensure year-round comfort. Superb modern well-appointed kitchen with ample storage space & modern appliances including freestanding oven, stone benchtops, breakfast bar & original school chalk board. Large main bedroom with polished floorboards & French doors leading onto formal lounge / dining room. Third & fourth bedrooms include B-I-Robes & adjacent to the bedrooms is an office providing a quiet space for work, study or relaxing with a book. Live the outdoor life with multiple entertainment areas including a shelter covered deck flowing onto a shade sail covered deck plus a separate open concrete area ideal to entertain in all seasons & weather. 12m x 3m greenhouse with store room plus vegetable garden, fruit trees, chicken shed & run. Located on an all-weather road, this property offers a peaceful & private rural retreat away from the hustle & bustle of city life. Exceptional & unique property that offers character with modern functionality, ideal to unwind & relax or entertain family & friends in a quiet country atmosphere. Further information please contact Luke Scanlon 0419 495147 or visit our website at www.quirindi.com.au