

**188 GREAT WESTERN HIGHWAY, Colyton, NSW**

**THE Property Realtors**

**2760**

**Sold House**

Wednesday, 4 October 2023

188 GREAT WESTERN HIGHWAY, Colyton, NSW 2760

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Azeem Sarwar

**\$800,000**

Call Owner & Principal of The Property Realtors, Azeem Sarwar to get your home SOLD! This treasured family home filled with character and timeless charm, traditional layout and cosy living. This residence presents an exceptional opportunity for both comfortable living and potential of a granny flat (subject to council approval). Step into this delightful home and discover four generous bedrooms adorned with warmth and character. Upon entry you will notice practical floor plan with a feel of warmth & homeliness. The master bedroom is generous & is connected to a common bathroom. The 2nd bedroom is just as spacious & leads to functional kitchen and dining. Third & fourth bedroom is at the rear with its own 2nd bathroom & kitchenette. Its been rented privately by the owner at \$290 a week, plus front part of the house can get potentially \$350 per week. Embrace the current dwelling as it stands, appreciating its charm and comfort or explore renovation or extension options (STCA), the choice is yours. Features We Love:- Four bedrooms, two bathrooms- Air-conditioning- Solid & Newly Built Double lock up garage- Prime Residential Land with potential- Level Square Land - Drive through side access to the rear- Granny flat Potential (STCA) - Potential Rental Return \$400 per week- 15 Meters Frontage Approx.- Close to shops & transport - 5 Mins walk to Oxley Park Public School- 7 Mins walk to Child Care Center- 2.2 kms to St Marys Train Station This amazing property will suit investors, renovators/flippers, developers (STCA) & occupiers alike. Conveniently located in the desirable suburb of Colyton NSW 2760, this residence is within close proximity to a host of amenities, including walking distance to Oxley Park Public school, Multiple Child Care Centers, Sydney Street Shops and public transport options. Embrace the vibrant lifestyle this area offers. For further information, please call Azeem Sarwar on 0430 814 614 to arrange an inspection or if you require any other real estate assistance! We look forward to seeing you at our next open for inspection! \*\*The Property Realtors, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries\*\*