

**21/36-40 Great Western Highway, Colyton, NSW**



**2760**

**Sold House**

Wednesday, 8 November 2023

21/36-40 Great Western Highway, Colyton, NSW 2760

**Bedrooms: 3**

**Bathrooms: 2**

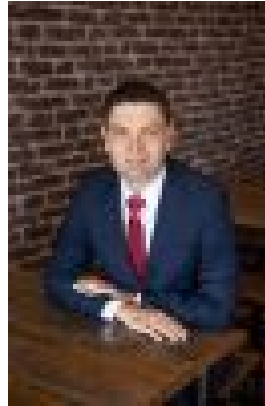
**Parkings: 2**

**Type: House**



Sid Elias

0410404414



Mac Honkisz

0416949700

**\$491,000**

Auction Location: ONSITELJH Colyton St Clair proudly presents this charming, detached townhouse, strategically situated just minutes away from St Marys Shopping Precinct, St Marys Train Station, and the M4 motorway. This property is an excellent investment opportunity or a perfect entry-level home for first-time buyers. Key features of this property include: Three spacious bedrooms on the upper level, all equipped with built-in wardrobes and split system air conditioners. The master bedroom boasts a generous walk-in wardrobe and an ensuite bathroom. A welcoming and roomy lounge area upon entry. A separate dining space adjacent to the kitchen, complete with a split system air conditioner. A well-maintained kitchen featuring an electric cooktop and ample countertop and cabinet space. An internal laundry with an additional third toilet located on the ground floor. Extra storage space beneath the staircase. The main bathroom includes a separate bathtub and shower. Additional ensuite that is stripped and requires renovation. Single lock-up garage with convenient internal access. A deck area overlooking the low-maintenance backyard. Strata approx \$800 per quarter. This charming detached townhouse, while boasting great potential, currently requires renovation and is under mortgagee possession, making it a promising investment opportunity for those seeking to add value to a property. Auction registration form here: <https://form.jotform.com/233226923630856> For more information about this property, please contact Mac Honkisz at 0416 949 700 or Sid Elias at 0410 404 414. Disclaimer: Disclaimer: We have been furnished with the above information, however, LJ Hooker gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.