

27 Salvador Circuit, Colebee, NSW 2761

Sold House

Tuesday, 17 October 2023

27 Salvador Circuit, Colebee, NSW 2761

Bedrooms: 1

Bathrooms: 1

Area: 2005 m2

Type: House



Alan Kumar
1800467433



Keat Paulin
0401021678

\$1,950,000

Sold \$150,000 Above Market Feedback - Sold for a premium price as second agent, after unsuccessful campaign with another local agent - SOLD BY ALAN KUMAR -0424 292 844 You don't need to be on the PGA Tour to be able to appreciate this once-in-a-lifetime opportunity. Unobstructed views of the 8th hole of a Greg Norman-designed course are definitely a feature, but it's the block's neighbour that really seals the deal - Colebee Nature Reserve. A quiet haven of majestic, towering eucalypts as far as the eye can see, providing an unrivalled, tranquil vista right at your doorstep. You'll have nearly half an acre of level land to build the home of your dreams. A blank canvas of generous proportions, utilise any builder of your choice to bring your ideas to life, embracing a perfect balance between a peaceful lifestyle and urban connectivity. Delayed settlement available 4 - 6 months

Property Description • Land Zoning R3 - Medium Density Residential • Height of Building - 10m • Floor Space Ratio N • Land Area - 2,004 m² • Frontage - 36.7m Min Lot Size (m²) • Subdivision 330m² and Frontage min 12m - STCA & Bushfire Report CDC Townhouse • Subdivision 1,800m² and Frontage min 21m • Childcare Potential - STCA & Bushfire Report Local Authority: Blacktown Council • 62.5m border with Stonecutters Ridge Golf Course • 84.5m border with Colebee Nature Reserve • No community levies or strata fees

Walking distance to Marsden Park and Blacktown bus services (300m) and Stonecutters Ridge Neighbourhood Centre (1km). 5 minutes' drive to Greenway Village, Woodcroft Village and Western Sydney Parklands. School catchment areas - William Dean Public School, Riverstone High School, Wyndham College (years 11 and 12)

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