

# 3 Colling Avenue, Werrington County, NSW 2747

Laing+Simmons

## House For Sale

Thursday, 23 November 2023

3 Colling Avenue, Werrington County, NSW 2747

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Dylan Thomas



Sam Dalby

0437931026

## **Auction unless sold prior**

Nestled in a serene cul-de-sac, 3 Colling Avenue offers a tranquil haven in the heart of Werrington County. This charming residence is ideally situated, just a stone's throw away from the local school and the prestigious Dunheved golf club. Inside, the house boasts five cozy bedrooms, each adorned with soft carpets and convenient built-in wardrobes. The master bedroom is a luxurious retreat, featuring an ensuite with heated floors, a walk-in wardrobe, and a rainmaker shower head. The living area is adorned with cathedral-pitched ceilings, exposed wooden beams, and elegant slate floors, creating a warm and inviting atmosphere. Stay comfortable year-round with ducted air conditioning and a split system air conditioner in the main living space. The property also surprises with a delightful loft area, perfect for a cozy reading nook or a creative room. The kitchen is a chef's dream, showcasing sleek stone benchtops, modern appliances including a dishwasher and wine fridge, and stylish pendant lighting. Step outside into the enchanting backyard oasis, featuring a beautiful in-ground pool and a charming cabana, perfect for lazy afternoons or entertaining guests. The property also offers the convenience of a drive-through garage and a double carport, ensuring ample parking space for residents and visitors alike. Don't miss the opportunity to make this house your home – a perfect blend of comfort, style, and convenience awaits you at 3 Colling Avenue.

**At A Glance:** 5 bedroom, 2 bathroom home  
Slate flooring and cathedral ceilings  
Cute loft area  
Stylish master with elegant light fittings, walk-through robe and ensuite  
Modern kitchen with ample storage, plus wine fridge and dishwasher  
Outdoor entertaining, including a gorgeous swimming pool and cabana  
Drive-through garage and double carport  
Close to local school and golf course, with local shops and transport not far away

We have been furnished with the above information; however, Laing+Simmons gives no guarantees. Interested parties to rely on their own enquiries.