

**3 Lady Street, Mount Colah, NSW 2079**

**Sold House**

Friday, 3 November 2023

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**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Deborah Low  
0412422977

**\$1,715,000**

Delivering a floorplan that is the very definition of 'flexibility' and enjoying a quiet north facing setting in a well-located street, this exceptional property has so much to offer. The large or multi-generational family will find comfort here with the floorplan including a separate self-contained studio at the rear and the ability to utilise the upper level as a self-contained wing. The home features stylish updates including a quality stone topped gourmet kitchen, a family room with a slow combustion fireplace and bi-folds that open out to the private child friendly back gardens and the alfresco spaces. This is a fabulous find on a private, level 702sqm block, footsteps to the bus, station, shops and excellent schools.

- Screened beyond mature hedging, decked verandah
- High ceilings, some vaulted, timber floors, family room
- Slow combustion fireplace, three beds rest in a cluster
- Gourmet stone gas kitchen, freestanding Smeg cooker
- Open plan living and dining with bi-folds, covered deck
- Upper level 2nd dining, living, bed, kitchenette and bath
- Separate self-contained studio with kitchenette & bath
- Built-in robes, upper level can be accessed separately
- Covered access to the large lock up double carport
- Private gardens, level lawn, rainwater tanks, storage

Location benefits:

- 180m to the 592, 595, 597 and 598 bus services to Asquith shops and Station, Berowra, Mooney Mooney, Brooklyn, Mount Kuring-gai and Hornsby
- 500m to the popular Bite Me Bakehouse
- 1km to Mount Colah Station
- 1.1km to Mount Colah Public School
- 1.4km to the village shops including Coles
- 1.9km to Asquith Boys High
- 2km to Asquith Girls High School
- Also in the St Ives High School catchment
- Quick access to Westfield shopping