

**35 Gilmour Street, Colyton, NSW 2760**



**Sold House**

Wednesday, 8 November 2023

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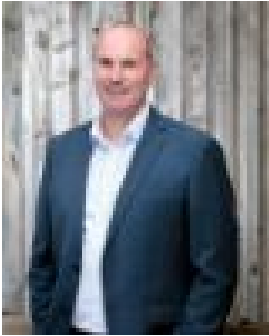
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 652 m2**

**Type: House**



Chris Saleh

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**\$845,000**

Come and inspect this well presented brick and tile home in a great and sought-after location and a short walk to all local amenities including Primary and High Schools, local Shopping Centre and Park plus easy access to the M4 Motorway and main arterial roads. Perfect for the first home buyer, family or investor so don't miss this great opportunity!! Additional features include:-\* Three good sized bedrooms all with ceiling fans and new carpet, built-in robes to two rooms plus freshly painted in neutral colour scheme throughout\* Light-filled living areas consisting of good sized lounge room on entry with split system air conditioning and gas bayonet, separate dining area, small meals/family off the kitchen plus rumpus room or fourth bedroom/teenagers retreat\* Extremely neat and tidy kitchen situated in large space with freestanding gas stove offering plenty of bench space for food preparation and breakfast bar dining, lots of cupboards for storage plus good size pantry area\* Updated main bathroom with massive shower recess and separate toilet, floor to ceiling wall tiles, near new vanity offering plenty of storage plus external laundry with second toilet\* Two large covered outdoor entertaining areas overlooking child and pet friendly rear yard with saltwater in-ground pool plus mature landscaped gardens front and rear\* Single carport and extra long driveway which caters for plenty of off-street parking plus large garden shed for storage\* All this on a 652m<sup>2</sup> block which offers duplex or granny flat potential (S.T.C.A.) and achievable rent return of approximately \$570 to \$600 per week To find out more or to book an inspection please call Chris Saleh on 0448 374 365!!