

# 4 Colevile Place, Rosemeadow, NSW 2560



## House For Sale

Thursday, 9 May 2024

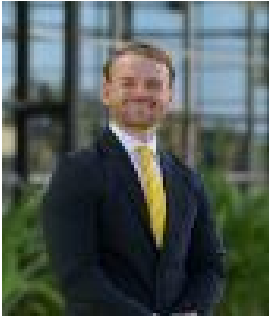
4 Colevile Place, Rosemeadow, NSW 2560

**Bedrooms: 6**

**Bathrooms: 3**

**Area: 630 m2**

**Type: House**



James Canini  
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Tim Aaron  
0434059820

**\$1,095,000 - \$1,195,000**

Nestled in the tranquil neighbourhood of Rosemeadow, 4 Coleville Place presents a charming and inviting abode suitable for a variety of lifestyles. This property offers a granny flat, studio and a main residence perfect for a dual income. Equally suitable for the growing family who needs dual accommodation or the savvy investor looking for dual occupancy with a great rental return. Convenience is at your doorstep, with easy access to local schools, parks and public transport options.

Main Residence: \* Three good sized bedrooms with built in wardrobes to both \* Kitchen offering gas cooking and plenty of bench and cupboard space \* Dining off kitchen \* Formal lounge room \* Bathroom with bathtub \* Internal laundry \* Low maintenance grassed backyard \* Covered alfresco \* Sitting on a 630m<sup>2</sup> block of land

Granny Flat: \* Two great sized bedrooms with built in wardrobes to both \* Open plan living and dining \* Kitchen with gas cooking and plenty bench cupboard space \* Bathroom with floor to ceiling tiles \* Split system air conditioning \* Council approved

Studio: \* 1 bedroom with a large built in wardrobe \* Open plan living and dining \* Kitchenette with plenty of storage space \* Downlights throughout \* Laundry \* Bathroom with floor to ceiling tiles \* Council approved

Location: \* Approx 550m to Oswald Reserve \* 1.1km to Rosemeadow Public School \* 1.3km to St Helens Park Public School \* 1.4km to Rosemeadow Marketplace \* 1.5km to Ambarvale High School \* 1.8km to John Therry Catholic College

Call today for further information!