

**4 Waratah Place, Colo Vale, NSW 2575**

**CARLTON**

**House For Sale**

Friday, 2 February 2024

4 Waratah Place, Colo Vale, NSW 2575

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1023 m2**

**Type: House**



Mark Walters  
0400087914

## Price Guide \$850,000

This spacious home has much to offer its new owners. Located in a quiet, small cul-de-sac in the peaceful village community of Colo Vale, the home offers privacy and peace of mind, yet with the great convenience and proximity to local amenities. Features Include:- Renovated kitchen with a Smeg dishwasher, subway tile splash back, 600mm gas cooktop/electric oven and s/s range hood and soft close colonial profile cabinets.- Open plan lounge and dining rooms with slow combustion wood heater and gas point.- Gas instantaneous hot water system.- Floating vinyl timber look flooring to kitchen and family room.- Ceiling fans to most rooms.- 3 bedrooms-master with access to the 3 way bathroom, effectively creating an ensuite.- One and a half car drive through garage which provides rear yard access. - Unique alfresco entertaining area styled in a quintessential Australian themed decor complete with outdoor kitchen and potbelly heater.- 3 way bathroom with shower/bath, separate w/c and large single vanity.- 6x7 new shed with mezzanine. 3x2 and 1.5x1.5 extra shedding. A lot of house for an attainable price point, call Mark Walters today to book an inspection.