

41 Caloola Road, Constitution Hill, NSW 2145



Sold House

Friday, 8 September 2023

41 Caloola Road, Constitution Hill, NSW 2145

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1000 m2

Type: House



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Contact agent

Space, comfort and lifestyle - Welcome Home This 5-bedroom, 3-bathroom, 3-car garage grand residence on a 1,024m² parcel of land offers a host of features and possibilities. Here's a breakdown of what this property has to offer:

Main Features:

- **Size:** This property is situated on an impressive 1,024m² parcel of land, providing ample space for family activities and potential development.
- **Layout:** The thoughtfully designed layout of the residence exudes comfort and style, making it suitable for a large family plus extended family.
- **City Views:** Enjoy captivating city views from the wrap-around balcony on the upper floor, creating a picturesque backdrop for daily relaxation.
- **Grand foyer entrance** with raked ceilings creating a sense of space and grandeur along with spotted gum and cedar flooring throughout along with easy care tiles in the main entrance.

Bedrooms and Bathrooms:

- There are 4 well-maintained and good-sized bedrooms, with the huge master bedroom including an ensuite and mirrored built-in robe.
- The main bathroom features a large spa bath and a double vanity.
- Additionally, there is a 5th bedroom or study with a separate attic storage room.

Living Spaces:

- The property offers two well-appointed lounge / living areas on the ground floor, one of which has a separate office/study attached the other leading out to the downstairs patio.
- There is a smaller butlers kitchen on the ground floor with gas cooking and ample storage space ideal for entertaining outdoors for those summer bbqs.
- A dining area off the main kitchen area along with a gourmet timber kitchen on the upper floor leads to a third and massive entertaining room, which flows seamlessly onto the huge covered balcony. Perfect for alfresco dining and summertime relaxation.

Additional Amenities:

- An internal laundry with bathroom facilities, including a toilet and shower located on the ground floor.
- Large triple garage with access to the backyard via a roller door.
- Multiple storage spaces throughout including storage under the stairs.
- The property is secured with an alarm system.
- Ducted air conditioning is installed throughout the property.
- A decorative fireplace adds a touch of warmth and charm.

Potential and Location:

- The property is an ideal family home however may also present a viable opportunity for potentially builders and / or developers (STCA).
- Convenient access to the T-way, Parramatta CBD, and major transport links ensures seamless connectivity. Western Sydney University campus, Westmead Hospital, Wentworthville shopping village and the new Parramatta Aquatic Centre are all within a convenient location.
- Quality schools, parks, and shops are within easy reach, making this property an ideal blend of luxury, potential, and a convenient location.

Outgoings (per quarter approx.)
Council: \$500
Water: \$170

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