

# 49 Colorado Drive, St Clair, NSW 2759



## Sold House

Tuesday, 12 March 2024

49 Colorado Drive, St Clair, NSW 2759

**Bedrooms: 4**

**Bathrooms: 2**

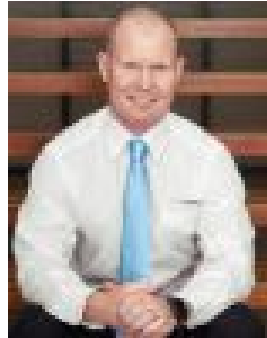
**Parkings: 2**

**Area: 843 m2**

**Type: House**



Sara Edwards



Scott Edwards  
0422225336

**\$1,245,000**

Scott & Sara Edwards are pleased to present to the market this well presented 4 bedroom family home which has been owned by the one owner and offers lots of space for the growing family or would make the most perfect investment property:- 4 bedrooms with built-in robes and main bedroom offering updated ensuite and walk in robe - Large lounge room to front of home - Separate formal dining room - Galley style kitchen with 4 burner gas stove, ample cupboard space, Westinghouse oven and microwave, Bosch dishwasher plus breakfast bar- Family room off kitchen with doors leading to a separate rumpus room- Well maintained 3 way bathroom - Ducted air conditioning as well as ducted vacuum cleaner- Laundry with internal and external access to yard - Internal access to double lock up garage with storage area plus remote control roller doorsOutdoor Features Include: - Large L shape undercover entertainment area - Side access to side of home with garden shed- Double gate access to side street - Energy sufficient with a 9.5KW system and 22 panels installed in 2023 - Situated on a 843sqm corner block - Gutters have been replaced - Potential for granny flat or sub division (STCA)- Potential rental income approx \$700.00 - \$750.00 per weekConveniently located minutes of Clairgate Public School, St Clair shops, St Clair High School, Holy Spirit Primary School and public transport. You do not want to miss out on this rare opportunity in St Clair, with a generous size corner block. Take hold of the opportunity to make this residence yours today! Disclaimer: Whilst Starr Partners try to ensure accuracy of the information provided in this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and/or financial advice prior to making any commitment or decision.