

**16 Woodburn Street, Colebee, NSW, 2761**

**Urban.** Land  
Housing

**House For Sale**

Sunday, 6 October 2024

16 Woodburn Street, Colebee, NSW, 2761

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Simon Hagarty  
0296278889

## North-Facing Corner Block 499sqm with Heated Pool and Stunning Features

Urban Real Estate welcomes you to 16 Woodburn Street, Colebee-an exceptional home set on a spacious 499sqm corner block, perfectly designed for modern family living. With great street appeal and a North-facing orientation, this home is bathed in natural light throughout. The well build single level home combines elegance with practicality. Located close to Shopping Centre, playgrounds and childcare, it offers the ultimate convenience for families.

The home features timber flooring and plantation shutters, creating a warm and inviting atmosphere. The sunken theatre room, equipped with a projector, speakers, and screen, is perfect for movie nights. Step outside to a heated saltwater pool, surrounded by travertine, and an easy-care synthetic turf yard-ideal for entertaining. Inside, the kitchen boasts a 900mm gas stove and walk-in pantry, while the garage comes complete with built-in cabinets and an epoxy floor. The spacious master bedroom features a large walk-in robe and ensuite with double basins, providing a private retreat in this luxury home.

### Property Features:

- Situated on a 499sqm corner block with side access, close to Shops, playgrounds and childcare facilities.
- Excellent natural light fills the home, enhancing its warmth and comfort.
- Timber flooring, plantation shutters, and upgraded light switches throughout.
- Fully equipped with projector, speakers, and screen for a true cinematic experience.
- Surrounded by travertine, the pool provides a luxurious and private outdoor retreat.
- Rear yard with synthetic turf, offering a practical and inviting space for entertaining.
- Featuring a 900mm gas stove, walk-in pantry, and cabinetry in the laundry for added storage.
- Garage with built-in cabinets and an epoxy floor for a sleek, organized space.
- Large master bedroom with a spacious walk-in robe and an ensuite featuring double basins.

### Stonecutters Ridge Points of Difference:

- Stonecutters Ridge Golf Club (public access welcome)
  - o Weddings & functions, children's parties, seminars and more
  - o Incl. sports bar, terrace, gaming room, restaurant & pro shop
  - o For more information visit Home - Stonecutters Ridge ([stonecuttersgc.com.au](http://stonecuttersgc.com.au))
- Award winning Greg Norman designed golf course (feat. tennis courts, driving range, golf simulator & more)
- Stonecutters Ridge community centre (available for hire)
- Colebee Village Green (feat. Childcare, medical centre, grocery store, upcoming gym)
- Greenway shopping village including Woolworths, BWS, Bakery, Sushi Bar, Chemist, Hairdresser + more
- A few min drive to the Sydney Business Park feat. IKEA, Bunnings, Home Hub, ALDI & more
- Easy access to the M7 & Richmond Rd and a bus route services the estate
- Close proximity to Schofields and Quakers Hill train stations

### Local Area Amenity & Features:

- 2 min to Stonecutters Ridge Golf Club
- 4 min to Greenway shopping Village (incl Woolworths)
- 5 min to William Dean Public School
- 6 min to M7 Entry (Richmond Rd)
- 7 min to Sydney Business Park
- 10 min to Plumpton High School
- 10 min to Richard Johnson Anglican School
- 14 min to Schofields Train Station
- 17 min to Norwest Business Park

- 20 min to Rouse Hill Town Centre
- 42 min to Sydney CBD

For all local area and estate information, please visit [www.stonecuttersridge.com.au](http://www.stonecuttersridge.com.au) or further details contact Nathan Fyffe on 0487 253 300.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.