

**3 Dollin Street, Colyton, NSW, 2760**



**House For Sale**

Tuesday, 10 September 2024

3 Dollin Street, Colyton, NSW, 2760

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Chris Saleh

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## Perfect First Starter

Situated in one of the very best streets and locations in the Colyton area, this beautifully presented clad and tiled family home is a must to inspect and an opportunity not to be missed! Extremely well located, on the high side of the street with east facing aspect it is a short walk to local Primary School and the popular Potter Field and Park plus a short drive to all local amenities and main arterial roads including two separate entrances to the M4 Motorway!!

- \* 3 Bedrooms all with ceiling fans and carpet, 2 rooms with built in robes plus house alarm and painted in neutral colour scheme throughout
- \* Light filled living which consists of spacious lounge room on entry with split system air conditioning plus separate dining off the kitchen plus new aluminum windows around the house
- \* Extremely neat and tidy kitchen with gas cooktop and electric wall oven, MIELE dishwasher, built in pantry and lots of cupboards for storage and extra bench space for food preparation
- \* Beautifully presented and updated main bathroom complete with large corner spa which is combined with the shower plus separate toilet plus external laundry
- \* Landscaped gardens front and rear, 2 car double carport at front leading to side access into private and child friendly rear yard with garden shed for storage plus large under house storage space
- \* Large outdoor entertaining area complete with privacy screening overlooking the sparkling in-ground pool and plenty of yard left over for the kids or pets to play making it perfect for entertaining family and friends
- \* All this on a 631m2 block currently owner occupied with an approximate rent return of \$600 per week

To find out more or to book an inspection please call Chris Saleh on 0448 374 365 or Nathan Saleh on 0439 375 815