

**34 Ball Street, Colyton, NSW, 2760**



**House For Sale**

Tuesday, 24 September 2024

34 Ball Street, Colyton, NSW, 2760

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**

## Charming 5-Bedroom Family Home with Exceptional Amenities!

Joshua Cassells and Shumi Chauhan from Ray White Diamantidis Group is pleased to present 34 Ball Street, Colyton!

This beautifully presented family home is designed with comfort, space, and functionality in mind. From its spacious living areas to the thoughtfully appointed bedrooms and outdoor entertainment spaces, every detail has been crafted to enhance everyday living. Nestled in the family-friendly suburb of Colyton, this 696sqm north-facing block in a serene and peaceful street is conveniently close to schools, shopping, parks, and transport options. Here's what makes this property truly special:

### Key Features:

- Master Bedroom: The master suite features a spacious walk-in robe, providing ample storage space, and includes a private ensuite, perfect for creating your own peaceful retreat.
- Additional Bedrooms: This home boasts 4 generously sized bedrooms, each designed with comfort in mind. Every bedroom comes equipped with air conditioning and ceiling fans, ensuring a comfortable climate year-round.
- Living Spaces: The heart of this home is its expansive open-plan living and dining area, which is filled with natural light and warmth from a classic fireplace-ideal for those cozy winter evenings. The open layout ensures seamless interaction between the living spaces, perfect for hosting gatherings or family time.
- Additional rumpus: In addition, the home includes a large rumpus and family room, offering a flexible space that can be used for entertainment, a children's play area, or a home theatre. These rooms feature direct access to the outdoor areas, bringing an easy flow between indoor and outdoor living.
- Kitchen: The kitchen is a lovely, well-maintained space featuring plenty of bench space for meal preparation. Offers a functional layout that ensures easy access to everything.
- Utility Room: Adjacent to the kitchen is a handy utility room that serves as a laundry area, complete with extra linen storage and shelving-perfect for maintaining a well-organized home.
- Bathrooms: The main bathroom combines vintage elegance with modern convenience. It features a bath, ideal for relaxing after a long day, and is adorned with traditional tiling that brings character and charm to the space. There is also a separate powder room nearby, providing additional convenience for guests and family members.
- Comfort All Year: Split system air conditioning throughout and a cosy fireplace for winter nights.
- Spacious Entertaining Area: The large, covered outdoor entertainment area comes complete with an outdoor kitchen, making it perfect for hosting BBQs, parties, or family gatherings throughout the year. The expansive backyard is a family paradise, featuring a large swimming pool surrounded by mature landscaping.
- Additional storage: There is a separate shed at the rear of the property, which can be used for extra storage or as a workshop for DIY enthusiasts or hobbyists
- Salted Inground Swimming Pool: The pool area is an inviting retreat for summer fun, with plenty of space for lounging and enjoying the outdoors.
- Parking: Parking is never an issue with this property, as it includes a tandem carport that can accommodate multiple vehicles, as well as a secure lock-up garage with roller doors.

### Location Highlights:

- Schools: Close to Colyton High and St Clair Public School, offering excellent education options for families.
- Shopping & Amenities: A short drive to Colyton Shopping Centre, St Clair Shopping Centre and Westfield Mount Druitt, providing easy access to supermarkets, retail, and dining.
- Parks & Recreation: Nearby Kevin Maley Park and Roper Road Reserve offer playgrounds, sports fields, and walking tracks for outdoor activities. Enjoy nearby parks and recreational facilities such as the Richard Johnson Anglican School Sporting Fields and the Mount Druitt Regional Aquatic Centre.
- Transport: Convenient access to the M4 Motorway for easy commuting to Penrith and Sydney CBD, with public transport options nearby.
- Community: Colyton provides a peaceful, family-friendly atmosphere with a close-knit community and modern conveniences within reach.

This home is a rare find, offering a perfect blend of character, space, and modern amenities. Ideal for growing families who want both comfort and convenience.

For further information, please contact Joshua Cassells on 0410 504 918 or Shumi Chauhan on 0477 020 304.

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