

**35 Colville Road, Yellow Rock, NSW 2777**

**LISTER**

**House For Sale**

Wednesday, 19 June 2024

35 Colville Road, Yellow Rock, NSW 2777

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 727 m2**

**Type: House**



Josh Power  
0247516888



Scott Lister  
0247516888

## AUCTION GUIDE \$1,080,000

Auction Location: TBCSet on approximately 727 square meters, this spacious 5-bedroom home is all about comfort and modern living. With plenty of living spaces, including a dining area that opens onto a covered deck, there's ample room for relaxation and entertaining. The modern bathroom features a deep bathtub for indulgent soaks, while the kitchen is a chef's delight with a gas cooktop and stone benches. Timber flooring adds warmth and character, complemented by plush carpets upstairs in the bedrooms, all of which include built-in wardrobes. The main bedroom boasts an ensuite for added convenience, while ceiling fans ensure a cool breeze on warmer days. An inside laundry with a separate toilet and shower, as well as a study, offer practicality and versatility. Outside, a large, covered deck overlooks the bush and surrounding gardens, providing a serene backdrop for outdoor living. Completing the picture is a detached oversized garage with workshop and remote access, adding convenience and security to this stunning property. Located close to local schools with St Columbus Catholic College and St Thomas Aquinas Primary approximately 6.6km away (Approx 10min drive) and Winmalee Public School approximately 7.50km (Approx 10min drive). Bus stops practically at your front door. • Spacious 5-bedroom home with built in robes or 4-bedroom home with optional study space. • Main bedroom with built in wardrobe and updated modern ensuite. • Modern kitchen with gas cook top, dishwasher, and stone bench tops. • Updated main bathroom with deep bathtub • Ducted air conditioning for all year comfort • Covered Deck ideal for BBQ and entertaining. • Detached over-sized garage with workshop and remote roller door • Fully fenced yard

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.