

36 Kipling Drive, Colyton, NSW 2760

House For Sale

Monday, 8 July 2024



36 Kipling Drive, Colyton, NSW 2760

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 632 m2

Type: House



Daniel Palermo



Gilda Palermo

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Auction unless sold prior

The Process: Auction to be held Onsite on Saturday 10th of August unless sold prior. The vendor will consider all offers prior to Auction and if an offer is accepted the auction will be cancelled. If you would like to put forward an offer or have any further questions about the process, please contact the agent.

The Property: Nestled in the family-friendly suburb of Colyton, 36 Kipling Drive offers an exceptional opportunity for first home buyers, astute investors, and growing families alike. This meticulously maintained residence boasts excellent street appeal and is situated on a much wider street, surrounded by high-quality brick homes and located close to the M4 Motorway, local shops with IGA and public transport.

Features of the home include:

- 4 generously sized bedrooms, 3 featuring built-in robes and 2 equipped with convenient split system air conditioners, ensuring year-round comfort. The master bedroom also benefits from the luxury of access to a combined ensuite and laundry.
- A light-filled open plan living and dining area, also with a split system air conditioner, provides the perfect canvas for family gatherings, seamlessly extending to a well-appointed family and kitchen zone.
- The modern kitchen comes complete with a breakfast bar, plenty of storage and pristine new appliances, including a gas cooktop, an electric oven, and an efficient rangehood, all set to inspire culinary adventures.
- The main bathroom has been thoughtfully renovated and is complemented by a separate toilet, with an additional toilet and shower located in the laundry for added convenience.
- Outdoor entertaining is a breeze under the expansive pergola, leading to an impressive, separate sunroom/studio also with another split system air conditioner, perfect for someone looking to run a business from home.
- This low-maintenance property includes a handy storage shed and drive-through side access to a secure backyard, ideal for parking for a boat or trailer.
- Parking is ample with a double carport and extra space in the driveway.
- Set on a sizeable 632sqm block, with granny flat potential (STCA).
- With a potential rental return of \$750 per week, this home is not just a haven for families, but also a savvy investment. Don't miss your chance to own a slice of Colyton, where comfort meets convenience in this charming abode.

Listed below is an approximate distance from the property to local amenities: 90m to Bus stop 1.4km to Colyton High School 1.3km to Bennett Rd Public School 1.5km to Bethel Christian School 2.8km to St Clair shopping centre with Woolworths 3.6km to Minchinbury Industrial Area 4.4km to M4 motorway 4.5km to Mt Druitt Westfields 4.6km to St Marys train station 5.7km to Mt Druitt Hospital 5.9km to TAFE Mt Druitt 6.2km to Chifley College 44km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.