

**42 Woodburn Street, Colebee, NSW, 2761**

**Urban.** Land  
Housing

**House For Sale**

Tuesday, 24 September 2024

42 Woodburn Street, Colebee, NSW, 2761

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Spacious and Elegant 4-Bedroom Wisdom-Built Home in Prime Colebee Location

Urban Real Estate is proud to introduce 42 Woodburn Street, Colebee—a beautifully designed home offering both elegance and functionality in a prime location. Situated on a large 482sqm block, this sought-after Wisdom-built home boasts great street presence and is just a short walk to shops and bus stops. The versatile layout includes 4 bedrooms plus a downstairs study, which can easily be utilized as a fifth bedroom. The home is filled with high-end finishes, including upgraded bathrooms with floor-to-ceiling tiles and 40mm stone vanities, while additional cabinetry in almost every room adds extra storage and appeal.

The kitchen is a true highlight, featuring 40mm stone benchtops, 900mm gas appliances, a large island bench, and a walk-in pantry, perfect for the modern family. The spacious backyard offers privacy with extra space along the side of the home, while inside, plantation shutters, ducted air conditioning, and downlights ensure comfort throughout. With an upstairs rumpus fit-out including study desks, upgraded carpets, and built-in ceiling speakers in the living and dining rooms, this home is ideal for families looking for style, space, and convenience.

### Property Features:

- Great street presence in a sought-after area, walking distance to shops, parks and bus stops.
- Set on a large 482sqm block, providing ample outdoor space and privacy.
- 4 bedrooms plus a downstairs study, which can be used as a 5th bedroom if needed.
- Wisdom-built homes are highly sought after for their quality craftsmanship and finishes.
- Additional cabinetry in almost every room offers enhanced storage and functionality.
- Upgraded bathrooms feature floor-to-ceiling tiles and 40mm stone vanities for a modern, elegant look.
- 40mm stone kitchen benchtops, 900mm gas appliances, a large island bench, and a walk-in pantry.
- Built-in ceiling speakers in the living and dining rooms for seamless audio throughout.
- Plantation shutters, ducted air conditioning, and downlights ensure year-round comfort and stylish living.
- Upstairs rumpus with study desks, upgraded carpets, and a spacious, private backyard.

### Stonecutters Ridge Points of Difference:

- Stonecutters Ridge Golf Club (public access welcome)
- Weddings & functions, children's parties, seminars and more
- Incl. sports bar, terrace, gaming room, restaurant & pro shop
- 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 :

- 5min to William Dean Public School
- 10min to Plumpton High School
- 10min to Richard Johnson Anglican School
- 4min to Greenway shopping Village (incl Woolworths)
- 20min to Rouse Hill Town Centre
- 14min to Schofields Train Station

- 17min to Norwest Business Park
- 7min to Sydney Business Park
- 2min to Stonecutters Ridge Golf Club
- 6min to M7 Entry (Richmond Rd)
- 42min 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.