

6 Collett Circuit, Appin, NSW 2560



House For Sale

Tuesday, 5 March 2024

6 Collett Circuit, Appin, NSW 2560

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 700 m2

Type: House



Douglas France

0246287444

Auction

In Rooms Auction on Saturday 27th March @ 6pm. To register to offer OR to follow this campaign copy the below link into a search engine: <https://buy.realtair.com/properties/124238>Introducing you to 6 Collett Circuit - A home like this is hard to find, and are usually built for keeps, however, this unique sale presents a one-off opportunity for one lucky buyer to purchase this outstanding near new property. This home ticks all the boxes: perfect street location, perfect floor plan and perfect presentation!From the moment you arrive at the front door, you will see that this is a home which has been loved and cared for by meticulous and very house-proud owners. Thoughtful in its design, with modern practical appointments and presentation, ducted air conditioning, tiled flooring, and high ceilings – you will be highly impressed!This family home will meet, and more than likely exceed your expectations – especially if you appreciate high quality and attention to detail. Positioned on a 700sqm level parcel of land in the highly desirable Appin Valley estate, this property is only a few minutes' drive to the town ship of Appin, local primary school, 15 minutes' drive to Campbelltown and 25 minutes' drive to the stunning beaches of Wollongong. Total convenience for all members of the family – it doesn't get any better than this!Featuring four double bedrooms, all with built-in-wardrobes and the main bedroom with its own walk-in wardrobe. The main bedroom is perfectly separated from the other bedrooms providing both privacy and comfort for the entire family. The light – filled open plan design offers a seamless transition from the indoors through to the outdoor covered al-fresco entertainment area. The entertaining area also comes with its very own outdoor kitchen & BBQ oasis, which means hosting all your family and friends will become a breeze.The dining area adjoins the kitchen, and there is a large living/family room. For your entertainment pleasure there is a separate theatre room acoustically sound proofed providing the perfect space to relax and unwind.The heartbeat of many homes is the kitchen, and this one certainly fits the bill! Great bench/ preparation space with loads of cupboards for storage, spacious pantry, and a handy family-friendly breakfast bar. Modern in design, this kitchen has 40mm stone bench tops, quality stainless steel appliances and a great aspect overlooking the backyard. This is sure to impress.Additionally, this property has internal access to a spacious double garage and double gated side access and lock up carport area. There is also plenty off-street parking available.Professionally landscaped easy maintenance lawns and gardens complete this home from front to back. The children will love the level grassed yard, with plenty of room to either kick the footy around or enjoy a fun filled game of backyard cricket.Features include:-Spacious lounge & dining room off the kitchen with ducted r/c air conditioning.-Modern kitchen with gas cooking, ample cupboard/bench space and a dishwasher.-Four well-proportioned bedrooms with a WIR and an ensuite to the master bedroom.-Modern bathroom with a separate toilet and shower.-Large covered entertaining area with stenciled concrete.-Double lock up garage with double carport side access-Landscaped garden and manicured lawns.-Outdoor Kitchen & BBQ.-700sqm parcel of land.-25-minute drive to Wollongong beaches.-15 minutes to Campbelltown CBD.* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.