

8 BOTTLE BRUSH PLACE, Colyton, NSW 2760



House For Sale

Thursday, 21 March 2024

8 BOTTLE BRUSH PLACE, Colyton, NSW 2760

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 467 m2

Type: House



Gizzelle Powell

0428934618

JUST LISTED | Beautiful Home, Ready to move in

** Just Move In Perfect for families, first home buyers, astute investors and buyers seeking easy maintenance living with modern style. This beautifully presented home is located in a sought-after quiet estate of Clarevale Gardens and offers three generous sized bedrooms, renovated kitchen with 900mm gas cooktop, integrated dishwasher, modern split bathroom, a large private outdoor area for entertaining, and many tasteful enhancements throughout. The benefits of buying this property include:

- * Three (3) generous sized bedrooms all fitted with ceiling fans, two (2) bedrooms with built-ins.
- * Spacious master bedroom with air-conditioning, ceiling fan, built-in mirrored wardrobes and study that can turn into a nursery nook.
- * Two (2) large living areas, including a lounge room with a gas outlet and air-conditioning, as well as a family multi-purpose sunroom with an office.
- * Renovated kitchen with quartz benchtops, breakfast bar, 900mm cooker, integrated dishwasher, tiled marble splashback with lighting, soft close draws, and cupboards with plenty of storage.
- * Modern bathroom with separate shower, bathtub, and toilet.
- * Internal laundry
- * Skylight
- * Plantation shutters
- * Newly installed lighting including downlights inside and outside of the home.
- * Stylish day and night blinds throughout.
- * Low maintenance backyard perfect for the children/pets to play and run around.
- * Oversized undercover alfresco ideal for entertaining family and friends.
- * Secure lock up garage with concreted driveway for extra car spaces.
- * Situated on a 467.2 square metre block of land.
- * Zoned R2 with potential of attached Granny flat and swimming pool (S.T.C.A.)

In an ideal lifestyle location and great neighbourhood, the property is close to bus stops, schools, shops, parks, amenities and close to the M4, St Marys CBD, Great Western Centre Minchinbury shopping precinct and only a short drive to Nepean Hospital and Penrith CBD. Ready to move in and enjoy with nothing more to do or spend. Call or SMS Gizzelle now on 0428 934 618 for your private inspection or for further information.

**DISCLAIMER: The above information is believed to be correct and accurate, however, RE/MAX Lifestyle Marketing does not guarantee its accuracy and we urge prospective buyers to make their own enquiries if necessary. Virtual furniture for illustration purposes only.

**INSPECTION POLICY: Please note that we are adhering to strict Government guidelines to always ensure the safety of our team and the community. We do welcome you to attend our inspections, however kindly request that you:

- * Masks are no longer mandatory however, they are highly recommended in situations where social distancing is difficult
- * Adhere to the social distancing guidelines of one person per four square meters.
- * Ask one of our team if you would like to open any cupboards or doors for further inspection. We are exercising a "Look don't Touch" policy to keep everyone safe.
- * Keep our team and community safe by not attending an inspection if you are feeling unwell.
- * Make use of the complimentary hand sanitizer provided at all viewings.

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