

**60A Wattle Street, Colo Vale, NSW 2575**

**Residential Land For Sale**

Wednesday, 17 January 2024

60A Wattle Street, Colo Vale, NSW 2575

Area: 1200 m2

Type: Residential Land



Adam McMahon  
0242675377



Ange Carrigan  
0242675377

## Price Guide \$790,000

Ideally positioned in a picturesque pocket of Colo Vale, this generous level allotment is cleared and ready for the approved construction of a dream family home. Note: All services are ready to go at the property. Location Situated in pretty-as-a-picture Colo Vale just metres from Colo Vale Public School, this allotment offers a peaceful rural lifestyle with enviable access to the vibrant shopping and dining of nearby Mittagong and Bowral. Easy freeway access ensures a smooth commute to both Wollongong and Sydney, or leave the car at Mittagong Station for bus and rail transfers to both cities. Property Offering 1200 sqm (approx.) of cleared, level land, this beautifully positioned north-facing allotment is primed for the construction of a dream family home, with pre-approved plans ready to go. This design has been thoughtfully crafted to capitalise on the north-facing aspect, ensuring optimal use of natural light and warmth throughout the day. Nestled within a huge garden, the proposed house will unfold over two levels connected by an impressive full-height void, offering premium family living sure to impress even the most discerning of buyers. Open-plan living will deliver a superb family kitchen with a butler's pantry and a large island bench overlooking a generous dining space and a welcoming lounge area complete with fireplace. Sliding doors will offer instant access to a fabulous alfresco entertaining space to create a dreamy indoor/outdoor zone to enjoy in the warmer months. A large kids' activity room offers another flexible living space, while upstairs twin offices will delight couples who both work from home. Four bedrooms ensure everyone will have a private sanctuary to call their own, with a stunning master offering a walk-in robe and an oversized luxury ensuite. The three kids' bedrooms with built-in robes will serviced by two additional bathrooms, both beautifully appointed to five-star standards. Two guest powder rooms and a walk-in laundry add extra family appeal, while the secure double garage will feature a large storage space for enviable convenience. Lifestyle If the tranquility of rural life has been calling you, this is the perfect opportunity to bring the dream to life! Skip the planning hassles and take the helm of this exciting project to create a superb home for your family to cherish. Call today to discuss the plans and to arrange a site visit.