



5 Stratheden Avenue, Colebee

## Luxury Single-Level Living with Designer Finishes & Exceptional Outdoor Entertaining! North Facing Aspect!

Perfectly positioned in a sought-after pocket of Colebee, this beautifully presented four-bedroom residence delivers an exceptional blend of modern comfort, quality finishes and effortless indoor-outdoor living. Designed for families who appreciate space, style and functionality, this impressive home is ready to move straight in and enjoy.

The heart of the home features a stunning designer kitchen complete with stone benchtops with waterfall edges, undermount double sink, 900mm SMEG gas appliances, plumbed fridge connection and pantry enhanced with pull out drawers. A Velux skylight floods the spacious open-plan living and dining area with natural light, while elegant 500x500 porcelain tiles, 2.6m ceilings and plantation shutters add a touch of sophistication throughout.

Accommodation comprises of four generous sized bedrooms, all fitted with ceiling fans and built-in storage, including a luxurious master

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**FOR SALE**

Just Listed

**VIEW**

Sat 4th Jul @ 10:00AM - 10:45AM

**AGENTS**

Matthew Lucas

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**AGENCY**

LJ Hooker Blacktown

(02) 9621 1222

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 **LJ Hooker**

suite boasting quality custom built cabinetry to the walk-in robe, stylish pendant lighting and a beautifully appointed ensuite with floor-to-ceiling tiling and upgraded grande vanity.

Step outside and discover a true entertainer's paradise. The covered alfresco flows seamlessly onto an extended composite timber deck and is complemented by outdoor blinds, built-in outdoor kitchen with a BBQ connected to a direct gas point. The fully landscaped gardens provide a private and low-maintenance setting, while the powered garden shed offers additional versatility.

Features Include:

- " 5 minute walk to the local shops featuring a café, restaurants, Woolworths & a wide range of specialty stores.
- Designer kitchen with stone benches, waterfall edges and 900mm SMEG gas appliances
- Spacious open-plan living and dining area with Velux skylight
- Separate Living room/Home Theatre
- Master suite with custom built walk-in robe and ensuite
- Floor-to-ceiling tiling and frameless mirrors in ensuite and main bathroom
- Built in cabinetry and timber benchtop to laundry
- Covered alfresco with extended entertaining deck
- Built-in outdoor kitchen cabinetry and BBQ with direct gas connection
- Fully landscaped front and rear yards
- zone Samsung ducted air conditioning
- 6.6kW solar power system
- camera Swann CCTV security system

Offering a premium lifestyle in one of Colebee's most desirable locations, this outstanding home presents an exceptional opportunity for 1st time buyers, families, downsizers and astute buyers seeking quality without compromise.

Located on a short easy walk to Greenway shopping village, Local bus stops, parklands and close proximity to Stonecutters Ridge golf club, Sydney business park featuring Costco, Ikea, Bunnings & a great selection of shopping & eateries.

Call Matt Lucas from L J Hooker Blacktown today on 0416 010 085 for more information or to arrange an inspection.

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## MORE DETAILS

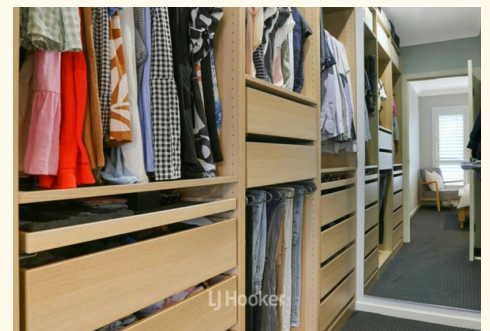
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Property Type House  
Including Air Conditioning  
Ducted Cooling  
Ducted Heating  
Courtyard  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage  
Solar Panels  
Grey Water System  
Water Tank

### Matthew Lucas 0416 010 085

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Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.



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