



54 Wattle Street, Colo Vale

## Great opportunity in this Dream Country-Style Retreat on 4,856 m<sup>2</sup>

Experience the perfect blend of space, comfort, and convenience with this charming country-style residence, set on an expansive 4,856 m<sup>2</sup> block-ideal for families, entertainers, or those seeking a peaceful semi-rural lifestyle.

This beautifully presented home offers four generous bedrooms, all with built-in wardrobes, including a stylishly renovated ensuite in the master bedroom. The light-filled open-plan living and dining area creates a welcoming atmosphere, flowing seamlessly into a large, well-appointed kitchen featuring gas cooking, ample pantry storage, and modern downlighting throughout.

Enjoy year-round comfort with a cozy gas fireplace and air conditioning, while a solar panel system with batteries provides excellent energy efficiency and reduced running costs.

Step outside and be impressed by the expansive pergola and BBQ area, perfect for entertaining family and friends. A second pergola connects to the spacious double garage, and the property also

4  2  2 

### FOR SALE

Price Range \$1,400,000 to \$1,480,000

### AGENTS

Ricardo Roldan

0419 240 444

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### AGENCY

LJ Hooker Edensor Park | Green Valley  
(02) 9823 8888

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

includes a workshop and horse stables, making it ideal for hobbyists or those embracing a semi-rural lifestyle.

Location highlights:

- Bus transport right at your doorstep
- Just a 3-minute walk to the local school
- Easy access to the freeway for convenient commuting

This unique property offers space, versatility, and lifestyle in one exceptional package.

For inspections, contact Ricardo on 0419 240 444

## MORE DETAILS

Property ID	CWQHUC
Property Type	House
Land Area	4856 m2
Including	Ensuite Toilets (2)

**Ricardo Roldan 0419 240 444**

Senior Sales Executive | [ricardo.roldan@ljhooker.com.au](mailto:ricardo.roldan@ljhooker.com.au)

**LJ Hooker Edensor Park | Green Valley (02) 9823 8888**

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