






8 Colin Avenue, Riverwood

## Double Brick Family Home on a Spacious 651sqm Block with Future Upside & Private Teenage Retreat

Positioned on the high side of a peaceful cul-de-sac on a generous 651sqm block with a premier north-facing aspect, this solid double brick residence offers space, versatility and modern comfort in a convenient Riverwood location. Featuring renovated interiors, ducted air conditioning, underfloor heating, a covered alfresco area, solar panels with battery storage and a separate solar hot water system, the home is perfectly suited for relaxed family living and year-round entertaining.

Adding further appeal is a private teenage retreat complete with a kitchenette and private ensuite, ideal for extended family, guests or independent living. A single lock-up garage with a motorised door provides secure parking and additional convenience. Zoned R2 Low Density Residential and located within the mapped Riverwood Low and Mid-Rise Housing Policy area, the property offers exciting future potential subject to planning approval, council requirements and buyer due diligence.

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### AUCTION

Sat 1st Aug @ 1:30PM

### VIEW

Sat 11th Jul @ 2:00PM - 2:30PM

### AGENTS

James Trivor  
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### AGENCY

LJ Hooker Padstow  
(02) 9771 1177

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Conveniently positioned approximately an 8-minute walk to Riverwood train station and town centre, with easy access to local shops, cafés, schools and parklands, this is a fantastic opportunity to secure a quality home in a sought-after location.

- Elevated high-side position on a generous 651sqm block with a premier north-facing aspect
- Solid double brick three-bedroom home with renovated bathroom and laundry, ducted air conditioning and underfloor heating
- Private teenage retreat featuring a kitchenette and private ensuite, ideal for extended family or guests
- Covered alfresco entertaining area, solar panel system with battery storage, separate solar hot water system and a single lock-up garage with motorised door
- R2 Low Density Residential zoning within the mapped Riverwood Low and Mid-Rise Housing Policy area
- Approx. 8-minute walk to Riverwood train station and town centre, with future upside subject to planning approval and buyer due diligence

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

## MORE DETAILS

Property ID	1F3KFAE
Property Type	House
Land Area	651.3 m2

### James Trivor 0422 696 125

Sales Agent | james.trivor@ljhooker.com.au

### Phillip Botonis 0426463228

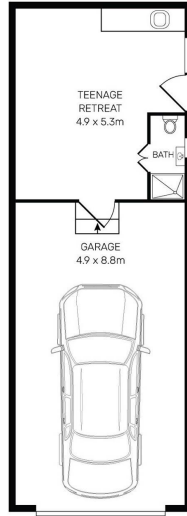
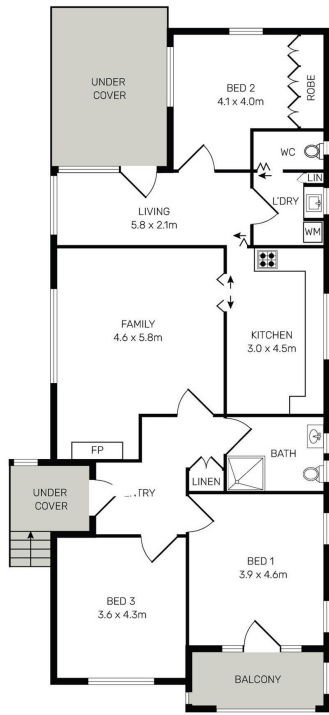
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