2 COLTON AVENUE **HIGHBURY**

FOR SALE

CITY LIFE – COUNTRY LIVING

Versatility, opportunity & development potential (STCC)

Positioned on approximately 1140 m2 of privately fenced land, this substantial family home has ample parking & sheds for the tradesman, small business owner or hobbyist.

The floorplan offers 4 bedrooms with built-ins (master has walk-in robe), 2 renovated bathrooms and 3 toilets. The spacious, modern kitchen and open plan living area is positioned for a quality family lifestyle for all ages. This area offers informal dining, a large, cozy lounge and close by is the formal dining. The second living area creates a separate space to enjoy.

The property is fitted with ducted air conditioning, and gas and combustion heaters ensure year round comfort. Outdoor entertaining is a breeze with the two separate areas for added flexibility.

The detached rumpus room could easily be converted to a teenage retreat, granny flat or home office. The property is serviced by two rainwater tanks, one of which is connected to the home. The tree studded gardens provide all the peace and privacy you'd like.

You couldn't ask for a better location with an abundance of good schools in the area, being only minutes from Tea Tree Plaza and Turramurra Recreation Centre, with public transport readily accessible from Lower North East or Awoonga Road.
For genuine sale.

Features in brief
• Master with walk-in robe and en-suite
• 3 bedrooms with build in robes
• Modern Kitchen with walk in pantry
• Open plan living with casual meals area
• Formal dining
• Separate, second living area
• External rumpus, retreat/home office with built-in
• Ducted cooling and ceiling fans
• Gas & combustion heating
• Two outdoor entertaining areas
• Huge double garage with mezzanine storage

4 BED | 2 BATH | 5 CAR
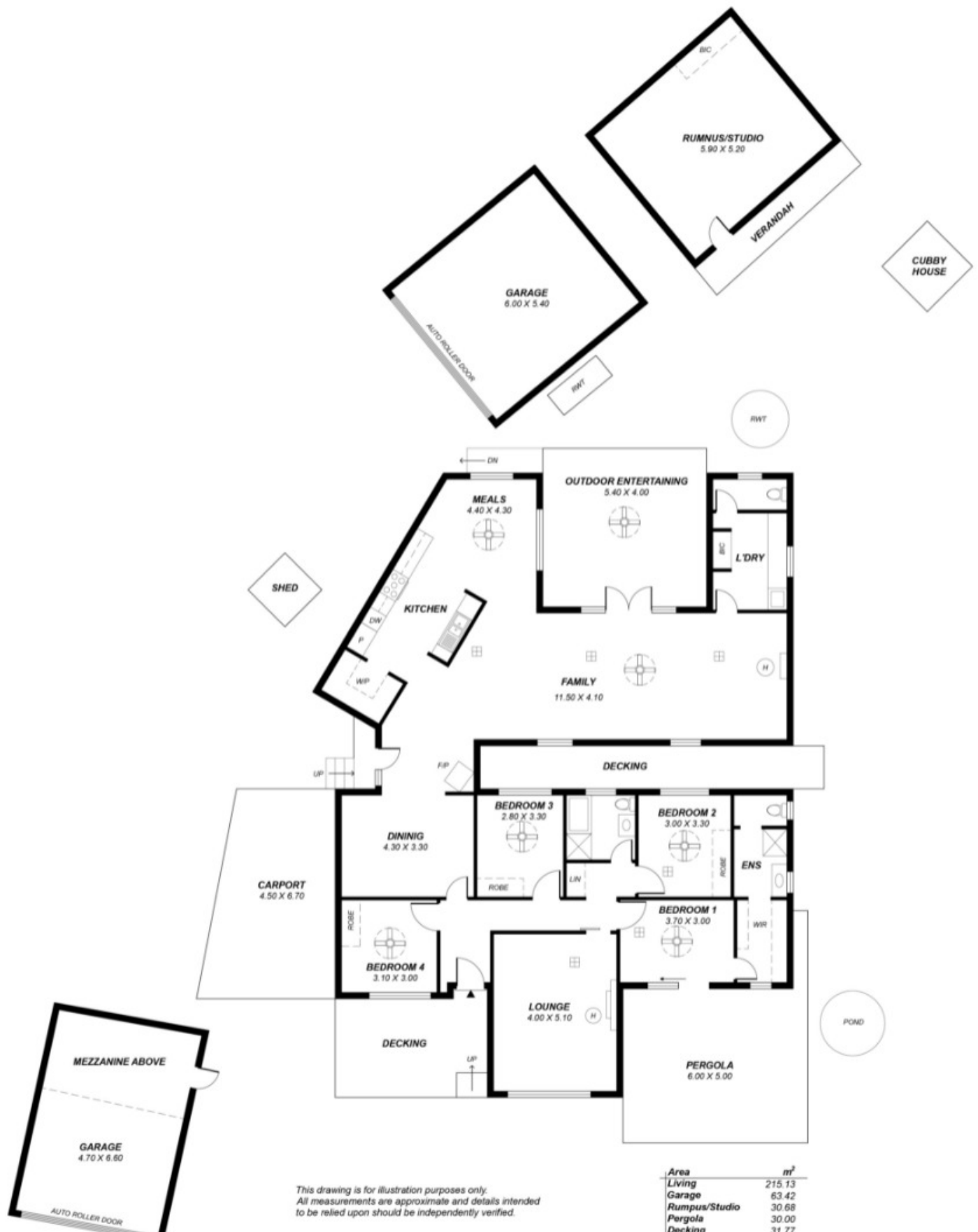
PRICE:
SOLD @ Auction

OPEN FOR INSPECTION:
N/A

Marco Carabott
0408840656
marco.carabott@atrealty.com.au
www.atrealty.com.au
RLA: 269823

BIC

RUMNUS/STUDIO
5.90 X 5.20

CUBBY
HOUSE

VERANDAH

GARAGE
6.00 X 5.40

AUTO ROLLER DOOR

RWT

RWT

DN

MEALS
4.40 X 4.30

OUTDOOR ENTERTAINING
5.40 X 4.00

BIC

L'DRY

SHED

KITCHEN

DW

P

WIP

FAMILY
11.50 X 4.10

H

DECKING

UP

F/P

CARPORT
4.50 X 6.70

DININIG
4.30 X 3.30

ROBE

BEDROOM 3
2.80 X 3.30

LIN

ROBE

BEDROOM 2
3.00 X 3.30

ROBE

ENS

ROBE

BEDROOM 1
3.70 X 3.00

WIR

BEDROOM 4
3.10 X 3.00

LOUNGE
4.00 X 5.10

H

POND

DECKING

UP

PERGOLA
6.00 X 5.00

MEZZANINE ABOVE

GARAGE
4.70 X 6.60

AUTO ROLLER DOOR

This drawing is for illustration purposes only.
All measurements are approximate and details intended
to be relied upon should be independently verified.

Area	m²
Living	215.13
Garage	63.42
Rumpus/Studio	30.68
Pergola	30.00
Decking	31.77

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide
only. All dimensions are estimates only and may not be exact measurements.

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