



## FOR SALE

### “SUCH IS LIFE” ... IN LUXURY!

Welcome to the famed Kelly house of Collingwood Park. Guaranteed if you're a local, you have most likely walked past, driven past or taken a photo in front of the famous bush ranger letter box. Luckily for you it's just hit the market!

This property is large enough for the whole gang... counting five large bedrooms with built-in robes, a master en-suite & bathroom, a study & an added “manland retreat” with a bar, pool table & A/C. Outdoor setting includes a swimming pool, outdoor entertainment area with surround sound speakers and servery window direct to the kitchen. Security is not a problem when you have a 6ft colorbond fence and sensor lights covering all four corners. Perfect place to raise the little outlaws.

You will be situated on a 1,220sqm estate with double street frontage & secure double car accommodation. Located only minutes to schools, amenities and arterial roads. An opportune location is priceless when buying property and here you have everything in arms reach.

Simply viewing this home behind the screen does no justice for the experience, so be sure to make it to the Open Home times. Alternatively, if you can't make it to the open times call and organise a private inspection. As the rangers infamous saying goes... “such is life”, so don't wait.

#### Property Features:

- \* Master bedroom with walk-in robe, en-suite & air-condition.
- \* Three large bedrooms with built-in robes, air-condition, & Foxtel connection.
- \* Spare bedroom secluded from the traditional floorplan with air-con & direct outdoor access.
- \* Household bathroom with shower & tub.
- \* Office or study close to main entryway.
- \* Rumpus room a.k.a. “manland retreat” equip with air-con, high ceilings, a bar & pool table.
- \* Large family lounge room also air-conditioned.
- \* Kitchen with dishwasher, gas stove & space for large fridges, + servery window to outdoor area.
- \* Insulated outdoor entertainment area with surround sound speakers, T.V., ceiling fans & servery window from kitchen.
- \* Swimming pool with sensor lights & state-of-the-art filtration system safely locked away in storage shed.

5 BED | 2 BATH | 5 CAR

#### PRICE:

\$489,000 Under contract

#### OPEN FOR INSPECTION:

N/A



**Ryan Wilmott**

**0410744315**

[ryanwilmott@atrealty.com.au](mailto:ryanwilmott@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



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.