

# For Sale



## 20 SHEARER PLACE COLEBEE (Stonecutters Ridge) \$919,000

**BED | 4 or 5    BATH | 2.5    CAR | 2    Size | 39sq**

**Land:** 650sqm  
**Services:** Water, Sewer, Gas, Recycled Water & Fibre Optic Communication

This home enjoys sweeping views of Greg Norman's world class Championship Golf Course and sits on very rare 650sqm regular shaped allotment.

Blocks of this size and frontage are no longer available through the developer and the replacement value of this property far exceeds the modest asking price.

### Property Features Include:

- 4 oversized bedrooms with downstairs master bedroom, featuring study, walk-in wardrobe and stylish en-suite.
- The home features multiple living areas and has the opportunity for a downstairs guest room or 5th bedroom.
- Upstairs Rumpus / Lounge room
- Stunning kitchen delicately appointed with quality Caesarstone bench tops, contemporary breakfast bar, Industrious 5 burner stove and dishwasher.
- Superbly designed open plan living, expansive family/rumpus room and an addition lounge room/rumpus upstairs adjoining the beautifully crafted balcony.
- Fantastic outdoor entertaining area, the alfresco features a gas outlet, down lights and amazing cedar stacking doors.
- Spacious 650sqm block with fully established sapphire turf
- Landscaped gardens feat. irrigation system & grey water
- Double remote controlled garage with internal access.
- A bus stop sits just a very short walk from the front of the property and there is convenient access to Sydney's M7 motorway.
- A large Balcony featuring glass balustrades and cedar timber doors, with amazing views out over the Stonecutters Ridge golf course.
- Polished Timber Floors, Wool Carpet, Cedar Windows finish off a stunningly appointed home.



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