



## Luxury homes in the Heart of Colebee

### Experience Golf Course Living with Angel Properties

Discover your dream home at our newest development, perfectly situated right next to a picturesque golf course in Colebee. Wake up to the serene beauty of lush greens and blue skies, and enjoy the convenience of having easy access to the course whenever you feel like a round of golf.

Each home is thoughtfully designed to combine luxury and functionality, offering spacious layouts, premium finishes, and a full turnkey package. These homes are located near Sydney Business Park (featuring IKEA, Costco, and Bunnings) and Greenway Village (with Woolworths), and provide tranquility. and convenience.

### Features You'll Love:

4 3 315 m2

CALL US NOW TO  
Price BOOK YOUR  
INSPECTION

Property  
Type Residential

Property  
ID 8546

Land  
Area 315 m2

### Agent Details

Ashish Nanda - 0413070431

### Office Details

Angel Properties  
Unit 213 29-31 Lexington Dr  
Bella Vista, NSW, 2153

- **Modern Kitchen:** Stainless steel appliances, stone benchtops, cooktop, oven, rangehood, and dishwasher.
- **Comfortable Living:** Ducted air-conditioning throughout.
- **Stylish Flooring:** High-quality, water-resistant HD Plus laminate flooring throughout the ground floor, first floor, and staircase (excluding garage).
- **Bathrooms with Elegance:** Main bathroom and ensuite with full-height tiling.
- **Convenience Included:** Driveway, clothesline, video intercom, and letterbox.
- **Energy-Efficient Lighting:** LED downlights throughout the home.
- **Functional Design:** Walk-in pantry and open-plan kitchen seamlessly connected to spacious dining and living areas.
- **Outdoor Bliss:** Ultimate outdoor entertaining area.
- **Luxurious Bedrooms:** Master suite with a walk-in wardrobe and ensuite.
- **Secure and Practical:** Internal garage access, security digital lock on the main door, fencing, and a fully turfed backyard.

Don't miss this rare opportunity to embrace luxury golf course living.

Contact Ashish Nanda **0413070431** to schedule a tour and experience the charm of this exceptional development.

#### Local Area Amenity & Features :

- 5min to William Dean Public School
- 10min to Plumpton High School
- 10min to Richard Johnson Anglican School
- 4min to Greenway shopping Village (incl Woolworths)
- 20min to Rouse Hill Town Centre
- 14min to Schofields Train Station
- 17min to Norwest Business Park
- 7min to Sydney Business Park
- 2min to Stonecutters Ridge Golf Club
- 6min to M7 Entry (Richmond Rd)

Australia

0413070431



- 42min to Sydney CBD

**Disclaimer:** Images, plans, and descriptions are for illustrative purposes only and are subject to change. Internal and external perspectives are representative images only.

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