



31A Patricia Street Colyton, NSW 2 1 2

### Low Maintenance, High Value!

Stone Real Estate proudly presents this cosy granny flat in the heart of Colyton close to local schools, shops and transportation.

Features include.

- 2 generous size bedrooms with built-in robes
- Modern kitchen with gas cooking, dishwasher, tiled splashback and plenty of cupboard space
- Modern bathroom, tiles from floor to ceiling with vanity, shower, and toilet
- Separate internal European style laundry equipped with combined washing machine and dryer
- Timber laminate flooring, split-system air conditioning and ceiling fans throughout
- Low maintenance and fully fenced backyard with a clothesline
- Designated off-street parking for two vehicles

**Price:** \$450 pw  
**Available Date:** 26/04/2024



**Rosetta Monteleone**

0407 154 766



**Bridgett Creswell**

0438 142 776