



### 11-13 Church Ave Colo Vale NSW

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This welcoming home captures your attention right away, a true show stopper.

Located in a very convenient position, this Immensely private home is situated on 5 acres. This one of a kind home offers 5 bedrooms, 3 bathrooms, ample living spaces, garaging, covered outdoor entertaining and in ground swimming pool.

You will feel right at home with this entertainer's kitchen, with additional butler's kitchen, boasting ample bench space and cabinetry. Multiple recreational areas with formal and casual living as well as an open plan rumpus downstairs with pool room and bar. The 5th bedroom & games room area holds the potential to double as the ideal 'parents retreat' or granny flat, with a kitchenette and its own bathroom & laundry.

**View** : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/colo-vale/residential/house/7676464>



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**Floor Plan Disclaimer:** Mind the Gap (MTG) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Contact 1300 133 145 - [www.mindthegap.com.au](http://www.mindthegap.com.au) - Photography, Video, Drone, Interactive, Floorplans, Copywriting.