



## 15 Sugarloaf Crescent, COLEBEE, NSW 2761

Parkside Living at Its Finest – A Home That Feels Like a Retreat

Elders Real Estate Rouse hill /Box Hill Presents Perfectly positioned next to a lush local park, 15 Sugarloaf Crescent, Colebee offers an enviable blend of lifestyle, comfort, and convenience in one of the area's most family-friendly pockets.

This beautifully presented four-bedroom, two-bathroom residence with single-car accommodation is designed for effortless modern living. Sunlight spills through the home, highlighting well-proportioned interiors and a practical layout that caters to families, professionals, and investors alike.

At the heart of the home lies an inviting open-plan living and dining zone, seamlessly connected to a contemporary kitchen equipped with quality appliances, ample storage, and generous bench space. It's a setting made for everyday ease and weekend gatherings.

The master bedroom provides a private haven complete with ensuite, while the remaining bedrooms are thoughtfully sized and serviced by a stylish central bathroom. Step outside and enjoy the rare luxury of parkland right at your doorstep-ideal for morning walks, children at play, or simply soaking in the green outlook.

**TYPE:** For Sale

**INTERNET ID:** 39P0794

**SALE DETAILS**

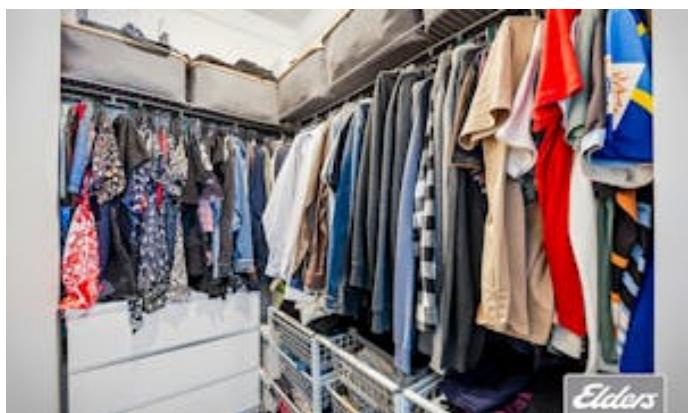
**PLEASE CONTACT  
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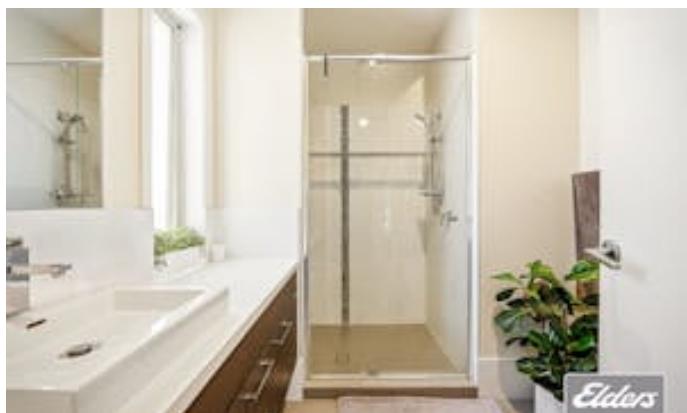
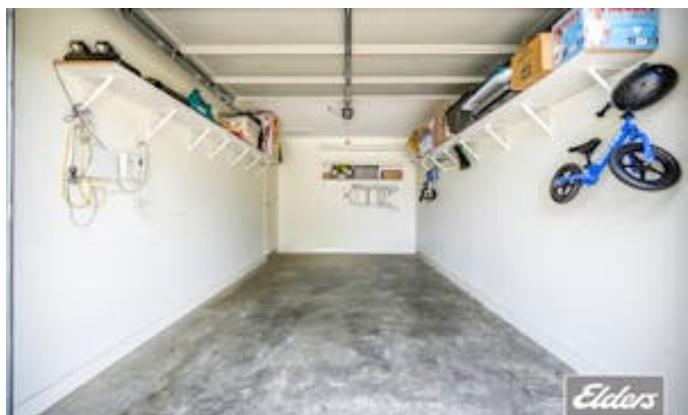
**CONTACT DETAILS**

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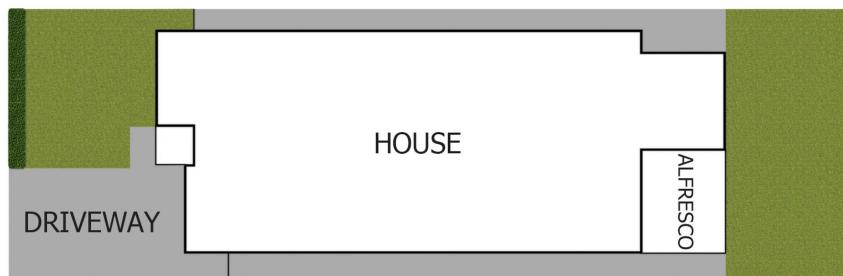
Whether you're looking to settle into a peaceful community or secure a smart investment in a sought-after location, this park-adjacent home delivers lifestyle appeal in spades

- Land Area 330.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage









SITE PLAN



FLOOR PLAN

**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The Marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

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