



4A Spoonbill Avenue Woronora Heights, NSW

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### Family haven

Nestled behind beautiful gardens in a peaceful street, this immaculate home promises a wonderful standard of everyday living and entertaining. Unfolding across a comfortable single level, its dual living areas, three bedrooms and all-weather alfresco settings ensure plenty of versatility for families at all stages of life. The property is within a walk of the local oval and buses to Engadine.

**Price:** \$1,490,000

**Council Rates:** \$450.00 p/q

**Water Rates:** \$297.50 p/q



**Rhys Christofa**

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**Ezra Malolo**

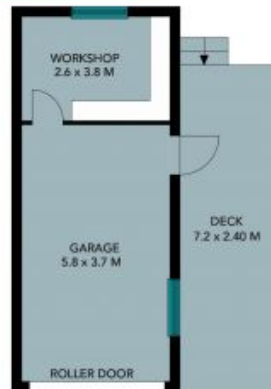
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4A Spoonbill Avenue  
Woronora Heights

STONE



Site Plan



(NOT IN POSITION)

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.