



49 Sladden Road Yarrowarrah, NSW

4 2 2

### Family home enhanced by tranquil leafy backdrop

An idyllic family sanctuary of comfort and privacy, this captivating single level home reveals a picturesque leafy backdrop on a north to rear parcel. Perfectly positioned to enjoy a relaxed way of life, this peaceful residence is within walking distance of schools, buses and scenic bush trails, while only moments away from village shops, cafes, eateries and Engadine Station.

**Price:** Contact agent  
**Council Rates:** \$430.60 p/q  
**Water Rates:** \$229.00 p/q



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49 Sladden Road  
Yarrawarra

STONE



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.