



37 Gwydir Street Engadine, NSW

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### Perfect family home for relaxing or entertaining

Embracing a desirable north to rear aspect and private bushland surrounds, this light filled home has been meticulously updated to a high standard, unveiling perfectly scaled living zones and entertaining spaces that are ready to be enjoyed. Its 556.4sqm parcel is situated within a stroll of Engadine West Public School, Engadine pool, buses and scenic trails, while just minutes from local shops and the station.

**Price:** \$1,340,000

**Council Rates:** \$404.00 p/q

**Water Rates:** \$309.90 p/q



**Rhys Christofa**

0415 684 877

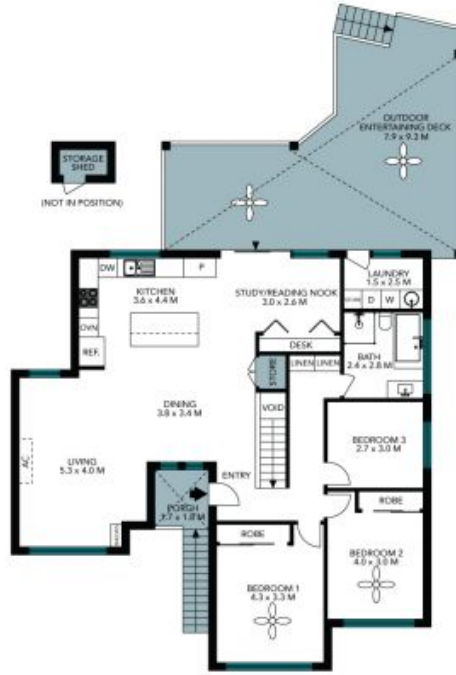


**Ezra Malolo**

0401 490 024



Ground Floor



First Floor



Site Plan



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.

37 Gwydir Street  
Engadine

STONE



Ground Floor

First Floor

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.