



89 Warilda Avenue Engadine, NSW

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### Readymade retreat in quiet family-friendly setting

Loved by the same owners for nearly 30 years, this bright and airy home welcomes with a wonderful sense of timeless style and effortless comfort. Thoughtfully updated and beautifully presented throughout, it's ready for a young or growing family to move right in and enjoy. Kingswood Road Oval and Marton Public School are just a short walk away, along with buses connecting to Engadine Station.

**Price:** \$1,458,000  
**Council Rates:** \$420.25 p/q  
**Water Rates:** \$160.18 p/q



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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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Engadine



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.

