



11/6 Preston Avenue Engadine, NSW      2      1      1

### Secure top floor apartment in convenient location

Ideally positioned to enjoy a bright north easterly aspect, this top floor apartment provides a low maintenance lifestyle in the heart of Engadine. This is an unmissable opportunity for first homebuyers or investors looking for strong rental returns. Set at the rear of the 'Water Gum' complex, its convenient location is a walk from Engadine Town Square, eateries, schools, buses and the station.

**Price:** \$670,000  
**Council Rates:** \$354.60 p/q  
**Water Rates:** \$156.70 p/q  
**Strata Rates:** \$893.69 p/q



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Engadine

STONE



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. 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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