



13 Bulba Road Engadine, NSW

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### Sun drenched north facing back yard with superb elevated valley view

Capturing tranquil bush and neighbourhood views, this beautifully presented brick residence delivers generous proportions, delightful outdoor relaxation and wonderful privacy. Set on a substantial rear north 847.3sqm block within a quiet street, it's a walk to Martin Public School, local parks, Kingwood Road Oval and shops, while only minutes to Engadine Town Square, eateries and the train station.

**Price:** \$1,473,000  
**Council Rates:** \$388.00 p/q  
**Water Rates:** \$160.00 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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