



3 Holmlea Place Engadine, NSW

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### Three versatile levels complete with city views

Nestled in a peaceful leafy enclave, this sizeable family residence spans three welcoming levels and boasts a desirable north-easterly aspect. It captures breathtaking district and city skyline views with water glimpses from the tranquil sun-drenched rear. A perfect choice for a growing family, this impressive property offers potential for a private teenager's retreat and overlooks a large child-friendly park.

**Price:** Contact agent

**Council Rates:** \$391.03 p/q

**Water Rates:** \$173.29 p/q



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Site Plan



Lower Ground

1st Floor

Ground Floor



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.



Lower Ground



1st Floor



Ground 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.