

3/19-23 Waratah Road Engadine, NSW 3 2 2

### Modern townhouse in an ultra-convenient location

Set in the desirable 'Lomandra' boutique complex off 11, this modern townhouse promises a low maintenance lifestyle of comfort and ultra-convenience. Its well designed dual level layout combines spacious living, sleeping and entertaining zones with an optimum north to rear aspect. The property's location provides easy access to local schools, supermarkets, coffee spots, restaurants, buses and Engadine Station.

**Price:** \$1,115,000  
**Council Rates:** \$358.60 p/q  
**Water Rates:** \$173.29 p/q  
**Strata Rates:** \$839.76 p/q



**Rhys Christofa**  
0415 684 877

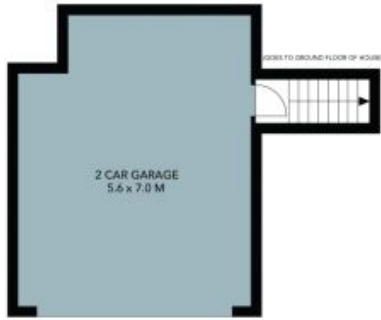


**Brayden Watson**  
0415 122 733

3/19-23 Waratah Road  
Engadine



Site Plan



(NOT IN POSITION)



Ground Floor



First 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.

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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.