



104 Cooriengah Heights Road Engadine, NSW

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Charming family home promising a low maintenance lifestyle

Boasting a warm and welcoming street presence, this well maintained, charming home embodies convenience and a low maintenance lifestyle. Bathed in natural light with updated interiors throughout, along with a teenage retreat/in-law accommodation, this versatile home provides a functional layout for couples and families. It is in a prime location for those seeking convenience and accessibility and provides a fantastic opportunity for first home buyers, downsizers or investors.

- Freshly painted, light-filled living area and separate dining room
- Newly renovated kitchen with gas cooktop, quality appliances and breakfast bench
- Stylish main bathroom features separate bath and shower, additional toilet in laundry
- Three generous bedrooms, all with built-in robes and ceiling fans, main with ensuite
- Living/kitchen area flows effortlessly to outdoor entertaining area
- Plantation shutters and ducted air conditioning throughout, internal laundry
- Separate studio/teenage retreat with built-in bed and bathroom
- Low maintenance level grassed yard with garden shed/additional storage

Price: \$1,550,000
Council Rates: \$404.50 p/q
Water Rates: \$171.41 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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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.