



2 Nolan Avenue Engadine, NSW



### Family home in a peaceful neighbourhood

Family living in Engadine looks great in this large two-level residence that enjoys a prominent corner position in a peaceful family neighbourhood. It sits on a high set block with private leafy surrounds and has been well planned to make it a light filled home of space and quiet privacy with an elevated aspect. This fresh and easycare property also holds a highly convenient setting that's just a couple of blocks from the centre of town, with shopping and the train station all easily accessible.

- Sizable corner block position 575sqm approx., R2 zoning
- Generous layout featuring large main living with open fireplace
- Casual flexible second living or office space, entertaining bar
- Large well-appointed kitchen with breakfast bar & dishwasher
- Wide alfresco terrace and private grassed garden at the rear
- Two full bathrooms plus additional W.C.
- Hardwood floors and carpet in all bedrooms
- Ground floor main bedroom with built-ins and adjoining bathroom

**Price:** Contact agent  
**Council Rates:** \$456.20 p/q  
**Water Rates:** \$171.41 p/q



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Engadine

STONE



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.