



9/122 Anzac Avenue Engadine, NSW



### Beautifully renovated villa

This recently renovated, beautifully appointed Villa is ideally located close to transport, footsteps from shops and across from Engadine Leisure Centre and oval. Strata titled, this over 55's villa is a fantastic opportunity for those seeking to downsize and reside in a lovely community environment.

- Spacious open plan living and dining, split system air con
- Tidy kitchen with electric cooktop and ample storage
- Bedroom features a built-in robe, shutters, and ceiling fan
- Pristine bathroom with laundry combination
- Large common entertainment/BBQ area within peaceful gardens
- Easy access to all Engadine amenities, shops, transport and schools

**Price:** \$560,000  
**Council Rates:** \$369.17 p/q  
**Water Rates:** \$171.41 p/q  
**Strata Rates:** \$616.00 p/q



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Engadine

STONE



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. 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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STONE



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