



62 Cooriengah Heights Road Engadine, NSW

3 1 2 4

Well maintained home, ready to move right in

Located in a tranquil setting in Engadine, surrounded by local parks and reserves, this well-maintained property presents a peaceful lifestyle and is ready to move straight in. It boasts a welcoming frontage and open plan interior layout with plenty of natural lighting, extra storage all around, and comfortable living areas throughout.

- Two spacious and separate living areas, kept comfortable by air conditioning
- Three generous bedrooms with built-in wardrobes, ceiling fans, ensuite to main bedroom
- Central kitchen and dining area, great views, extra cabinetry, breakfast seating
- Three-way main bathroom with large vanity, features separate toilet, bath and shower
- Well-kept property with established gardens and pleasant leafy entertaining area
- Large double garage boasts extra parking in driveway, mezzanine storage, under house storage and laundry with additional toilet
- Bus stop at the front gate provides great accessibility to local schools, shops and train station

Price: \$1,400,000
Council Rates: \$376.20 p/q
Water Rates: \$173.29 p/q

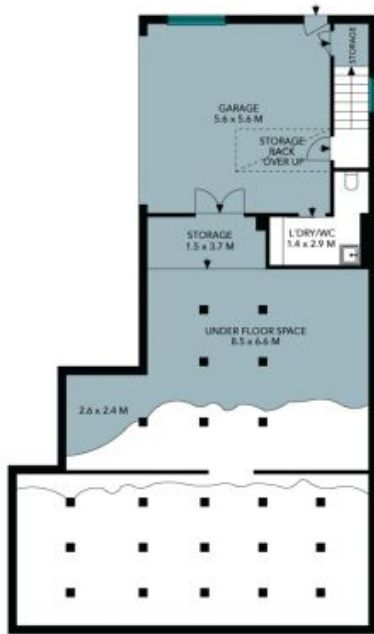


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62 Cooriengah Heights Road
Engadine



Lower Ground Floor



Upper Ground Floor

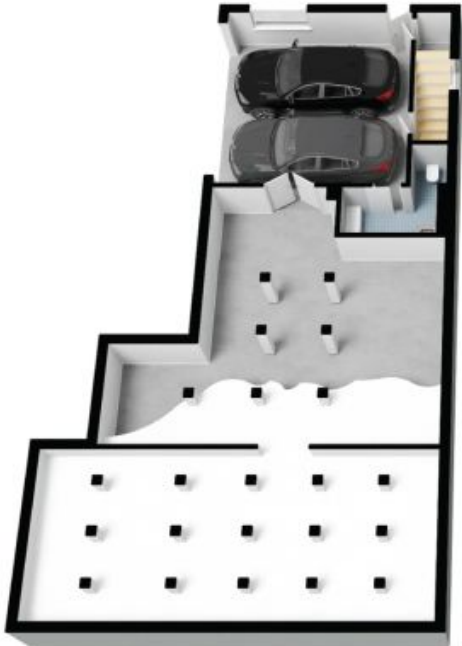


Site Plan

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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STONE



Lower Ground Floor



Upper 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.