



4 Villers Brett Engadine, NSW

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Elevated living and majestic valley outlook

This versatile property offers convenience, space and scope to update. Enjoy sweeping valley views from the sunlit living room which opens to a relaxing front porch with space for an alfresco area. Featuring an updated kitchen and three bedrooms, the master has a sitting room that could be made into an ensuite or walk-in robe. A prime location within close proximity to shops, schools and transport.

- Generous relaxing front porch with a gas outlet and space for a lounge area
- Sunlit living with split-system a/c, access to the front porch and valley views
- Updated electric kitchen, neutral tones, ample storage with eat-in dining area
- Three large bedrooms, master suite with sitting room, or space to add an ensuite
- Immaculate main bathroom with bathtub, external laundry with second toilet
- Private leafy backyard, single carport with workshop, extra parking in the drive
- Timber floors, lots of potential to update, great for families, versatile layout
- Prime cul-de-sac location, central to local schools, shops and transport options

Price: \$1,240,000
Council Rates: \$374.22 p/q
Water Rates: \$173.29 p/q



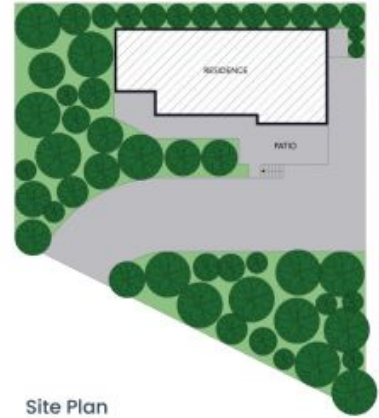
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Site Plan

Ground Floor

Lower Ground 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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STONE



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.