



39 Lantana Road Engadine, NSW

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### Well-presented family home on a large level block

Centrally located close to local shops and Engadine Village, this quaint, well-loved family home offers a great opportunity for first home buyers, downsizers or young couples. Light and bright, it offers a good size living room, a separate dining and kitchen. Low-maintenance with three bedrooms, plus the addition of a multi-purpose studio, a double carport and a covered entertaining area.

- Large level corner block, conveniently located to shops, schools and transport
- Sunny spacious living room with split system air-con and front yard views
- Open plan dining and electric kitchen with lots of storage and breakfast bar
- Three bedrooms, all with mirrored built-in wardrobes, master with ceiling fan
- Generous updated main bathroom with frameless shower and separate toilet
- Multi-purpose studio with kitchenette, split system air-con and a bathroom
- Double carport with an undercover paved entertaining area, space for a BBQ
- Low-maintenance level yard, two garden sheds, potential to update/renovate

**Price:** \$1,320,000  
**Council Rates:** \$303.20 p/q  
**Water Rates:** \$173.29 p/q



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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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