



32 Shearwater Avenue Woronora Heights, NSW



### Sublime Generational Family Living

Representing the epitome of family living, this expansive home is set over two levels and set on a prime 1,119sqm block overlooking a natural reserve. Presenting spacious bedrooms with built in robes, multiple living and dining zones, ideal floorplan for generational living and updated interiors. Kitchen and all bathrooms have been upgraded recently. The ideal home for effortless entertaining, showcasing a huge undercover deck overlooking lush tropical gardens. Positioned in a peaceful cul-de-sac location with Engadine shops and the Princes Highway set just minutes' drive away.

**Price:** \$1,972,000  
**Council Rates:** \$494.10 p/q  
**Water Rates:** \$171.41 p/q



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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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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.