



16 Ardua Place Engadine, NSW

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### Potential, location and a generous block

This blonde brick beauty boasts a large block, a desirable location and lots of potential to modernise and transform into your dream home. Single level, a functional layout and lots of natural light are on offer in this three bedroom, two bathroom family home. The 1012 sqm block with bush views is a definite selling point, with lots of space for kids and pets.

- Light and bright main living area with beautiful front yard views, timber floors
- Eat-in galley style kitchen, neutral tones, lots of storage space, bush outlook
- Three bedrooms, built-in wardrobes, main with ensuite, separate study area
- Full length back verandah with peaceful landscape, laundry w/external access
- Large front yard and oversized, fully secure rear yard with scenic bush views
- Move-in ready with lots of scope to update, space to add a swimming pool
- Single car garage w/internal access, space to park extra cars in the driveway
- Family-friendly cul-de-sac, convenient to local schools, shops and transport

**Price:** Contact agent

**Council Rates:** \$406.70 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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STONE



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.