



9 Ardua Place Engadine, NSW

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## Spacious family home with panoramic bush outlook

Set on an expansive block, this spacious family home features multiple living areas, including a large loungeroom that makes the most of the uninterrupted bush views and natural light on offer. There is also an open plan, combined family and dining that leads out to the oversized level backyard. A family orientated cul-de-sac location, with easy access to nearby schools, shops and transport.

- Split-level living, spacious sunlit loungeroom with panoramic valley outlook
- Open plan living/dining and kitchen with large windows and backyard access
- Four bedrooms, two with built-in robes, master w/access to the main bathroom
- Split system a/c in the living areas, ceiling fans in the bedrooms, timber floors
- Two renovated bathrooms, main w/bathtub, laundry w/extra shower and toilet
- Three car garage, under-house storage and workshop area, access to the yard
- Generous secure rear yard with covered patio and beautiful bush backdrop
- Family orientated cul-de-sac, located close to schools, shops and transport

**Auction:** 28/05/2024 05:30 pm

**Price:** Auction unless sold prior

**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.



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.