



12 Nolan Avenue Engadine, NSW



### Classic charm in a location of convenience

This immaculately presented single-level property is conveniently located within walking distance to shops, schools and transport. It offers the benefit of multiple living areas, including a separate sun-drenched loungeroom and a spacious open plan, living, dining and kitchen. A well-thought out layout and lots of storage including an under house workshop and storage area, make it the perfect family home.

- Light-filled front loungeroom with feature mantel and views of the front yard
- Generous open plan kitchen, dining and family room with split system air-con
- Three good sized bedrooms all with built-in wardrobes, functional floorplan
- Renovated modern and spacious kitchen with dishwasher and lots of storage
- Stylish updated main bathroom with separate toilet
- Superb under house workshop space and storage, outdoor entertaining area
- Large secure backyard great for kids and pets, garden shed, 5kw solar panels
- Convenient location walking distance to Engadine shops, schools and transport

**Inspect:** Tuesday, 21st May 2024 5:00 - 5:30  
Saturday, 25th May 2024 9:30 - 10:00

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

**Price:** Auction - Guide \$1,280,000

**Council Rates:** \$450.90 p/q

**Water Rates:** \$171.41 p/q



**Rhys Christofa**

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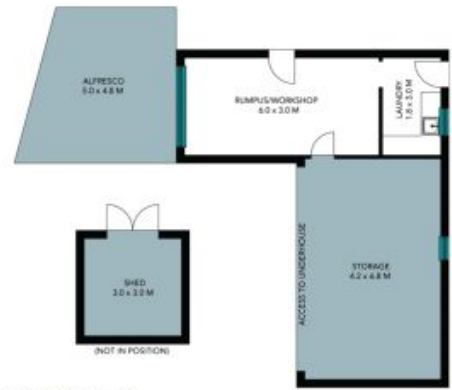




Site Plan



First Floor



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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Engadine



First Floor



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.