



1121 Old Princes Highway Engadine, NSW



## A prized location of convenience and stylish design

Enjoying a location of convenience, this impressive property boasts a versatile floorplan and natural light-filled interiors. Modern and luxurious, it offers the functionality of two living spaces and a recently renovated kitchen. The low-maintenance outdoor entertaining areas provide a private and lush oasis, that both entertainers and families will love. All just a short walk from schools, shops and transport.

- Light-filled loungeroom, versatile open plan eat-in kitchen, or second living area
- Renovated gourmet kitchen with walk-in pantry, dishwasher and ample storage
- Four bedrooms all with built-in wardrobes, two with ceiling fans, one with ensuite
- Main bathroom with bath/shower combo, third toilet outside, external laundry
- Hardwood timber floors, split-system air-conditioning
- Low-maintenance private rear yard with multiple outdoor entertaining areas
- Single garage with rear access, extra parking in front, easy access to the Hwy
- Convenient living with schools, shops and transport all within walking distance

**Inspect:** Wednesday, 22nd May 2024 4:30 - 5:00  
Saturday, 25th May 2024 10:00 - 10:30  
**Auction:** 01/06/2024 01:45 pm

**Price:** Auction unless sold prior  
**Council Rates:** \$457.30 p/q  
**Water Rates:** \$171.41 p/q



**Rhys Christofa**

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**Ezra Malolo**

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Site Plan



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.