



9/2 Wollybutt Road Engadine, NSW



## Stylish, low-maintenance living in a prime location

This impressive two-storey home offers the perfect combination of modern living, low maintenance, and effortless entertaining. Situated in the peaceful, bush-surrounded 'Kookaburra's Rest' gated community, this residence features a versatile layout that seamlessly connects indoor and outdoor spaces, making it ideal for today's busy lifestyle. With convenient access to Engadine's shopping village, schools, and train station, this property is perfect for those seeking a contemporary home in a quiet, accessible location.

- Spacious design with approximately 240sqm of living space
- Open-plan living area with air conditioning and elegant timber flooring
- All-weather entertainment deck and a beautifully landscaped, private courtyard
- Upper-level bedrooms with built-in wardrobes and a separate study/living area
- Expansive master suite with walk-in wardrobe and renovated ensuite
- Gourmet Caesarstone kitchen with quality appliances and breakfast bar
- Double garage with internal access and ample storage space
- Ultra-modern main bathroom and a convenient downstairs laundry with additional WC

<b>Price:</b>	Contact agent
<b>Council Rates:</b>	\$381.40 p/q
<b>Water Rates:</b>	\$172.79 p/q
<b>Strata Rates:</b>	\$1,100.00 p/q



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