



12 Wanganui Road Kirrawee, NSW

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A superb opportunity in a highly sought-after location

Occupying a prime location, this three bedroom property presents a fantastic opportunity for first home buyers, young couples and families. Featuring polished timber floors, open plan living and dining, plus the added benefit of a downstairs rumpus. A few hundred metres from Kirrawee High School, close to St Catherine's Catholic School and the popular Gymea Village for cafes, shops and transport.

Price: \$1,585,000
Council Rates: \$349.60 p/q
Water Rates: \$170.41 p/q

Stone Engadine

(02) 9520 2296



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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Kirrawee



GROUND FLOOR



FIRST 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.