



1 Gwydir Street Engadine, NSW



### Original home in quiet area enjoys great potential

Tucked away at the end of a quiet cul-de-sac, this original home provides wonderful scope to update and add value, creating a prime opportunity for young couples, families and renovators alike. It boasts a north to rear aspect and a leafy outlook combined with generous proportions across a flexible layout. Set on 923sqm, it's a walk to buses and schools, while moments to reserves, shops and cafes.

- Multiple living areas including living/dining zone and rumpus with outdoor flow
- Covered alfresco area provides a private sunny space for entertaining or relaxing
- Level grassed backyard amid mature gardens is the perfect playground for kids
- Neatly presented sunlit kitchen equipped with a gas cooktop and plenty of storage
- Study, four good sized bedrooms fitted with built-in robes, master with ensuite
- One bathroom with a tub, two separate w/cs plus handy underhouse storage
- Air conditioning, lock-up garage/carport, drive through access to rear, gas bayonets
- Walk to Engadine West Public School, close to high schools and national parks

**Price:** \$1,250,000  
**Council Rates:** \$298.70 p/q  
**Water Rates:** \$147.71 p/q



**Will Soulos**

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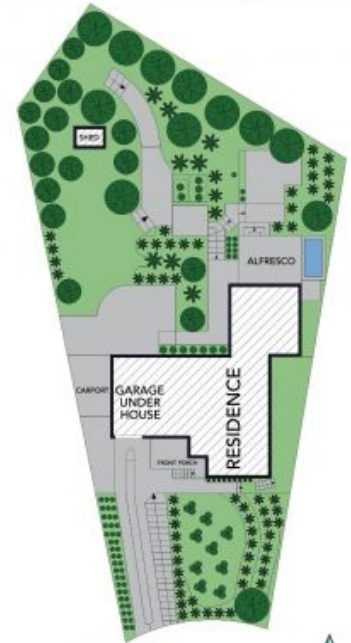
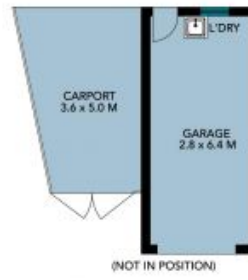


**Lora Moore**

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STONE



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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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.