



52 Kilmarnock Road Engadine, NSW

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### Lovely family home embraces serene bush surrounds

Occupying an impressive 701.9sqm parcel, this beautifully maintained family sanctuary is set within stunning bush surrounds, creating a tranquil and serene atmosphere. Enhanced by recently updated interiors with potential to add further value, it offers a flowing layout that comprises versatile interiors spilling outside. It provides easy access to Engadine West School and local shops.

- Double brick construction reveals open floorplan that backs onto Forbes Creek
- Flexible layout features formal living/dining plus versatile downstairs office
- Undercover outdoor entertaining setting overlooks fire pit and expansive lawn
- Well appointed kitchen extends to stunning timber deck with barbecue area and spa
- Accommodation consists of three large bedrooms with built-ins, main has ensuite
- Updated main bathroom provides freestanding stone bath, additional bathroom
- Vast double lock-up garage provides freestanding space for boat/trailer, workshop zone
- Close proximity to The Needles swimming area, local bus stops and bush tracks

**Price:** Contact agent  
**Council Rates:** \$357.02 p/q  
**Water Rates:** \$343.60 p/q



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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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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.