



70 Wollybutt Road Engadine, NSW

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## Spacious versatile living

This beautiful family home exudes a warm, welcoming ambiance throughout, and is ideally designed for the entertainer or those seeking extended family living. With an abundance of natural light and a gorgeous alfresco entertaining space, this home is perfect for entertaining and the family-friendly lifestyle.

- Versatile single-level floorplan provides two separate family living opportunities
- Open plan living and dining flows to oversized outdoor entertaining
- Modern spacious kitchen with ample storage, gas cooking and quality appliances
- Four good sized bedrooms, two with built-in wardrobes
- Second living area doubles as office or fifth bedroom
- Family bathroom features sky-light, spa bath and separate shower
- Undercover entertaining deck flows to grassed sunlit garden
- Split system air-conditioning, ceiling fans, plantation shutters, beautiful timber flooring and gas heating points

**Price:** \$1,220,000

**Council Rates:** \$439.56 p/q

**Water Rates:** \$331.32 p/q



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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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