



37 Gwydir Street Engadine, NSW



Perfect family home for relaxing or entertaining

Embracing a desirable north to rear aspect and private bushland surrounds, this light filled home has been meticulously updated to a high standard, unveiling perfectly scaled living zones and entertaining spaces that are ready to be enjoyed. Its 556.4sqm parcel is situated within a stroll of Engadine West Public School, Engadine pool, buses and scenic trails, while just minutes from local shops and the station.

- Generous layout with timber floors provides seamless indoor/outdoor flow
- Neat interiors reveal fresh modern updates for quintessential family living
- Expansive outdoor entertainment deck nestled within family-friendly backyard
- Caesarstone kitchen offers gas stovetop, stainless appliances and island bench
- Four bedrooms include ground floor retreat with own private lounge and bathroom
- Main bathroom features floor-to-ceiling tiles plus separate shower and bathtub
- Air conditioning, plantation shutters, gas heating throughout, sizeable storage room and wine cellar
- Secure lock-up garage offers convenient internal access, extra driveway parking

Price: \$1,340,000

Council Rates: \$404.00 p/q

Water Rates: \$309.90 p/q



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Ground Floor



First Floor



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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Engadine

STONE



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.