

31 Gwydir Street Engadine, NSW

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Tightly-held home awaiting stylish modern upgrade

Entering the market for the first time in fifty years, this spacious home offers enormous future potential for families seeking an exciting renovation project. Occupying an elevated position overlooking a serene bush reserve. This home promises a lifestyle of privacy and great convenience, with easy access to schools, buses, trains and just a short drive to Engadine Town Centre and the Royal National Park.

- Spacious dual level layout extends to an expansive grassed yard and bush reserve
- Top floor living zones boast an entertainment balcony with fabulous treetop surrounds
- Sizeable lounge room configuration flows to dining area and gas equipped kitchen
- Five good sized bedrooms with flexibility to create a second living area
- Two original bathrooms, one with separate shower, bath and WC
- Oversized lock-up garage offering internal access and ample storage space
- Perfectly positioned within a quiet street and family-friendly neighbourhood
- Short walk to scenic reserves, Anzac Playing Fields and Engadine Bowling Club

Price: Contact agent

Council Rates: \$319.20 p/q

Water Rates: \$218.14 p/q



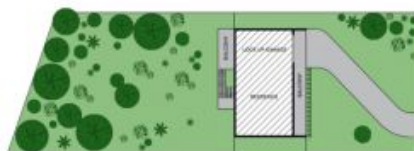
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Site Plan



Upper Level



Ground Level

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.





Upper Level



Ground Level



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.