



62 Kilmarnock Road Engadine, NSW

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### Captivating family haven in private leafy setting

Surrounded by tranquility and natural beauty, this wonderful home reveals a flexible indoor/outdoor layout that's perfect for growing families. Its presents a choice of living zones over two spacious levels, plus a generous 575.4sqm parcel complete with a swimming pool and beautifully landscaped gardens. This peaceful home is moments from Engadine's wide selection of shopping and dining options.

- Welcoming lounge/dining room flows to entertainers' balcony with leafy outlook
- Light filled kitchen equipped with an electric cooktop and premium appliances
- Three comfortable bedrooms fitted with mirrored built-in robes and ceiling fans
- Fully tiled bathroom with shower and bathtub, second bathroom/laundry combined
- Extensive lower level has large rumpus/media room, home office and corner bar
- Driveway leads to secure lock-up garage with internal access and storage space
- Air conditioning, spotted gum timber floorboards, spiral staircase, garden shed
- Minutes from Engadine West Public School, the leisure centre and sports fields

**Price:** \$1,330,000  
**Council Rates:** \$362.00 p/q  
**Water Rates:** \$173.00 p/q



**Rhys Christofa**

0415 684 877



**Ezra Malolo**

0401 490 024

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Engadine



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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STONE



Upper Ground Floor



Lower Ground 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.