



31 Dover Place Engadine, NSW

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## Spacious living in an ultra-convenient location

This immaculately maintained property is sure to impress with its captivating natural light, high ceilings and spacious open plan living and dining. Featuring a functional floorplan with three good sized bedrooms and an updated main bathroom, it's ideal for families and first home buyers. With an oversized backyard and a covered alfresco entertaining area, it's the perfect blend of indoor and outdoor living.

- Spacious, open plan, sunlit living and dining w/split system a/c and high ceilings
- Three bedrooms, main w/built-in robe, 3rd bedroom with freestanding wardrobe
- Electric kitchen with dishwasher, ample bench and storage space, natural light
- Updated main bathroom, good sized laundry with storage and external access
- Well-kept generous backyard w/covered entertaining area and two garden sheds
- Single carport, under house storage, inclinator at the front entry, new carpet
- Central location close to Engadine shops, transport options and local schools
- Private, leafy outlook, convenient to the National Park and sporting facilities

**Inspect:**

Saturday, 21st September 2024 10:00 - 10:30

**Price:** For sale - \$1,250,000

**Council Rates:** \$318.60 p/q

**Water Rates:** \$171.41 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.



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.