



11/122 Anzac Avenue Engadine, NSW



### One Bedroom Over 55's Villa

This renovated one-bedroom villa represents excellent value and is ideally located close to transport, shops and Engadine Leisure Centre, offering a fantastic opportunity for those seeking to downsize and reside in a lovely community environment.

- Open plan living and dining with floorboards and split system air-conditioning with a light and sunny aspect
- Modern functional kitchen with Bosch appliances
- Bedroom with double door built-in robe
- Spacious bathroom and laundry combination with updated fittings
- Large common entertainment/BBQ area within lovely gardens
- Easy access to all Engadine amenities, shops, transport and schools

**Price:** For sale - \$550,000-\$600,000  
**Council Rates:** \$114.10 p/q  
**Water Rates:** \$171.41 p/q  
**Strata Rates:** \$616.00 p/q



**Gerard Foote**

0433 421 333

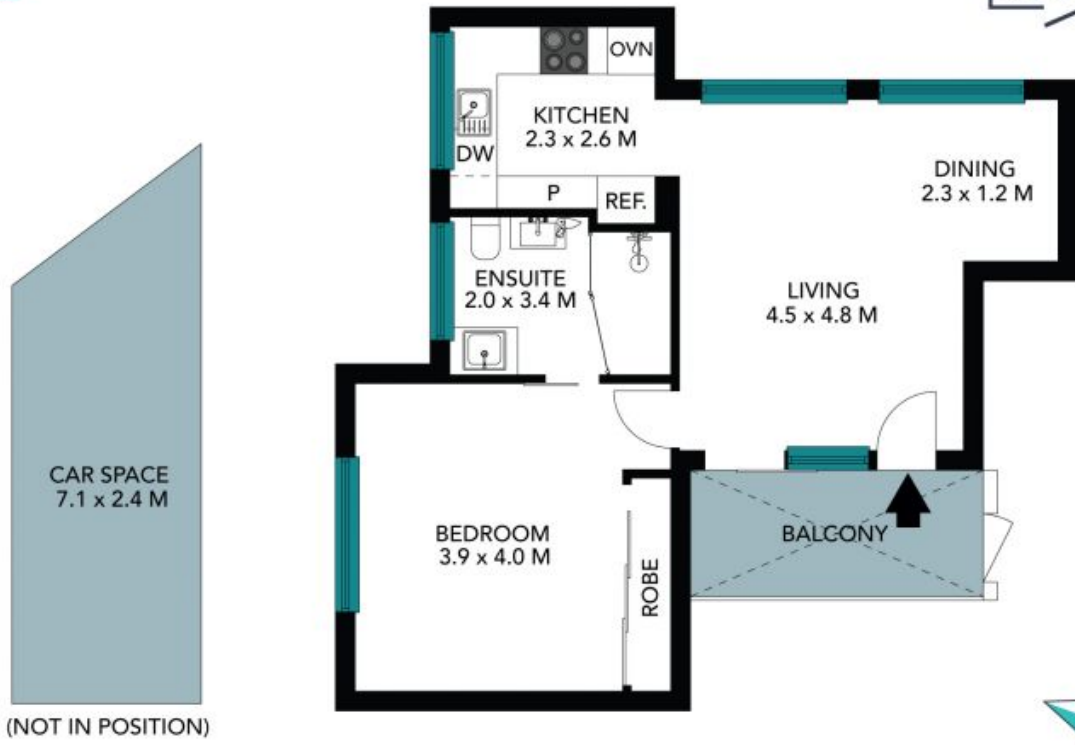


**Liam Pesa**

0423 601 244

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STONE



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. 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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