



9/29 Nolan Avenue Engadine, NSW



## Immaculately presented, modern and moments to the heart of Engadine

Occupying a prime position within walking distance to Engadine shops, cafes and transport, this spacious updated villa offers a convenient and modern lifestyle. Open plan, sunny light-filled interiors and beautiful leafy outdoor entertaining area provide the ideal oasis. Located at the rear of a quiet boutique complex. Enjoy the added convenience of remote-controlled lock up garage with internal access.

- Spacious open plan living, dining and kitchen opening out to a level grassed yard
- Two queen sized bedrooms with built-in robes, ducted zoned air conditioning throughout
- Stylish electric kitchen with Delonghi appliances, stone benchtops, garden outlook
- Freshly painted, new blinds, carpet and laminate flooring
- Generous fully tiled bathroom, separate shower and bath, second toilet to laundry
- Relaxing fully enclosed front garden
- Oversized secure, remote controlled single garage with internal access
- Rear complex access to Engadine shops, cafes and transport, quiet cul-de-sac

**Inspect:**

Saturday, 21st September 2024 9:00 - 9:30

**Price:** For sale - \$925,000

**Water Rates:** \$172.79 p/q

**Strata Rates:** \$776.45 p/q



**Rhys Christofa**

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**Ezra Malolo**

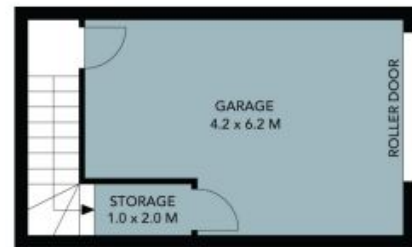
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Site Plan



First Floor



Ground Floor



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



First Floor



Ground Floor



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