



2B Engadine Avenue Engadine, NSW



## Your Pristine Dream Duplex

This ex-display duplex is the pinnacle of modern elegance and unparalleled comfort. Never lived in and ready for you to call home, it boasts four generous bedrooms, a versatile home office, and spacious indoor-outdoor living spaces. Enjoy the luxury of designer bathrooms, a state-of-the-art kitchen with SMEG appliances, and a large covered deck perfect for entertaining and relaxation.

- Built by award winning builder Champion Homes
- Never-lived-in, pristine duplex offering luxurious living spaces throughout
- 4 spacious bedrooms plus a versatile office, beautifully converted from a garage space
- Master suite with ensuite, expansive walk-in robe, and your very own balcony
- Gourmet chef's kitchen featuring brand new, unused SMEG appliances and premium finishes
- Seamless open-plan living that extends to a covered deck and grassed backyard
- 3 stylish designer bathrooms, statement pendant lighting throughout

**Inspect:**

Saturday, 21st September 2024 1:00 - 1:30

**Auction:**

28/09/2024 01:00 pm

**Price:**

Auction unless sold prior

**Council Rates:** \$381.40 p/q

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



**Rhys Christofa**

0415 684 877



**Ezra Malolo**

0401 490 024





First Floor



Ground Floor



Site Plan

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.



First Floor



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.