

22 Bridgeview Road Yarrawarrah, NSW



Picture perfect views and versatile family living

Enjoy the tranquillity of breathtaking panoramic bush and city skyline views from this light and spacious split-level family home that offers lots of potential to add your own creative flare. Featuring three bedrooms and two living areas, plus a completely separate self-contained retreat with its own kitchenette, bedroom, bathroom and laundry, it's ideal for large families or multi-generational living.

- Sunlit main living and covered balcony with beautiful bush/city skyline views
- Open plan timber kitchen and dining with large windows and lots of natural light
- Split-level layout with three bedrooms upstairs with built-ins and ceiling fans
- Generous rumpus room, main bathroom w/spa bath, separate powder room
- Main laundry with extra shower, hardwood timber floors, under house storage
- Separate self-contained living with kitchenette, bedroom, bathroom and laundry
- Tiered backyard w/entertaining deck, swimming pool and a level grassed area
- Close to Yarrawarrah Public and Engadine High, Engadine shops and transport

Inspect: Saturday, 21st September 2024 10:00 - 10:30
Wednesday, 25th September 2024 4:30 - 5:00

Auction: 10/10/2024 05:15 pm

Price: Auction - Guide \$1,150,000

Council Rates: \$440.60 p/q

Water Rates: \$172.79 p/q



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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.

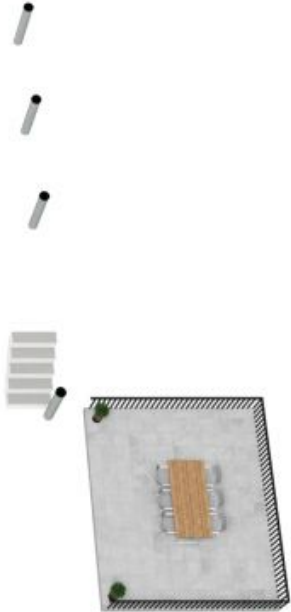
22 Bridgeview Road
Yarrawarrah



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.