



1 Kundul Place Engadine, NSW



## Endless potential and spacious family living

Situated in a peaceful cul-de-sac, this spacious family home offers flexible living and entertaining. Spanning over two levels, it has four good sized bedrooms, a generous rumpus room and an open plan main living, dining and kitchen. Boasting two balconies and a large yard with an entertaining deck and private bush views, it's relaxed and versatile family living with lots of creative potential.

- Generous downstairs rumpus with combustion fireplace and backyard access
- Upstairs main living w/ceiling fan and a/c, open plan kitchen and dining area
- Four beds w/built-ins, ceiling fans, two with balcony access, main with air-con
- Good size electric kitchen w/dishwasher, ample storage and balcony access
- Full length front balcony, covered balcony/entertaining off the dining space
- Expansive backyard with entertaining deck and paved area, bush outlook
- Single drive-through garage, extra parking in front, quiet cul-de-sac location
- Just a few minutes to buses and centrally located from schools and shops

**Inspect:**

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

**Price:**

For sale - Contact agent

**Council Rates:** \$420.10 p/q

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



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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.



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.