



22 Hollings Crescent Heathcote, NSW



## Stunning bush views and generous family living

A peaceful lifestyle awaits in this impressive property with sweeping views of the National Park. Featuring two large living areas and four bedrooms with the option for a home office or fifth bedroom, this spacious family home offers endless versatility. Surrounded by manicured gardens and capturing lots of natural light, it's centrally located from Engadine and Heathcote shops, schools and transport.

- Sunny upstairs living/dining with a covered balcony and panoramic bush views
- Modern and spacious electric kitchen w/dishwasher, breakfast bar and air-con
- Four bedrooms with built-in robes, optional fifth bedroom or home office space
- Upstairs three way main bathroom with bathtub, second downstairs bathroom
- Generous downstairs living w/spilt system air-con and outdoor entertaining area
- Under house storage w/workshop and wine cellar, garden shed, external laundry
- Spacious backyard w/grassed area, bush reserve at the rear, established gardens
- Quiet location close to Engadine and Heathcote shops, schools and transport

**Inspect:**

Saturday, 19th October 2024 11:00 - 11:30

**Price:**

For sale - \$1,350,000-\$1,470,000

**Council Rates:** \$417.80 p/q

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



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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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Ground Floor



First 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.