



4/13 McAlister Avenue Engadine, NSW

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Low-maintenance living in a convenient location

Positioned at the rear of a quiet boutique complex of eight, this beautifully maintained villa excellently accommodates privacy and a relaxed modern lifestyle of ultra-convenience. Ready to move straight in and perfect for young families, downsizers or investors alike. It's a short walk from Engadine Town Square, supermarkets, cafes, restaurants, buses and Engadine train station.

- Single level layout reveals open living and dining zones with easy outdoor flow
- Expansive private yard, perfect for entertaining, outdoor family gatherings or a pet
- Gas equipped kitchen fitted with quality appliances and ample bench space
- Three bedrooms, two with generous built-in wardrobes, full bathroom appointed with modern vanity plus shower bath
- Renovated throughout including updated kitchen and bathroom, new plantation shutters and roller blinds, flooring, lighting, fans, shade sail, and updated electrical board and fixtures
- Air conditioning, linen storage, garden shed and laundry
- Secure lock-up garage with automatic door and convenient internal access

Inspect:

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

Price: For sale - Contact agent

Council Rates: \$381.40 p/q

Water Rates: \$172.79 p/q

Strata Rates: \$1,371.72 p/q



Rhys Christofa

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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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Engadine



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.