



2/13-19 Preston Avenue Engadine, NSW



### Discover tranquil living in this leafy haven

Enjoy peaceful living in this spacious two-bedroom unit, ideally located near Engadine's bustling town centre, quality schools and excellent transport options. With a large balcony offering leafy views, a large living and dining area, and two generously sized bedrooms, this unit provides a private and comfortable retreat, whether you're starting out or seeking a low-maintenance lifestyle.

- Spacious open-plan living and dining area with air conditioning for comfort
- Large balcony offering peaceful leafy views, ideal for quiet relaxation
- Well-appointed kitchen with plenty of storage space and adjoining laundry
- Generous bedrooms include built-in wardrobes and ample natural light
- Main bedroom features a ceiling fan and a calming, private atmosphere
- Family bathroom with separate bath and shower, plus a convenient WC
- Tandem garage offers additional loft storage, perfect for unit living
- Ideally located near Engadine town centre, transport and quality schools

**Inspect:** Saturday, 19th October 2024 12:00 - 12:30

**Price:** For sale - \$700,000-\$770,000  
**Council Rates:** \$316.40 p/q  
**Water Rates:** \$172.79 p/q  
**Strata Rates:** \$1,372.75 p/q



**Gerard Foote**

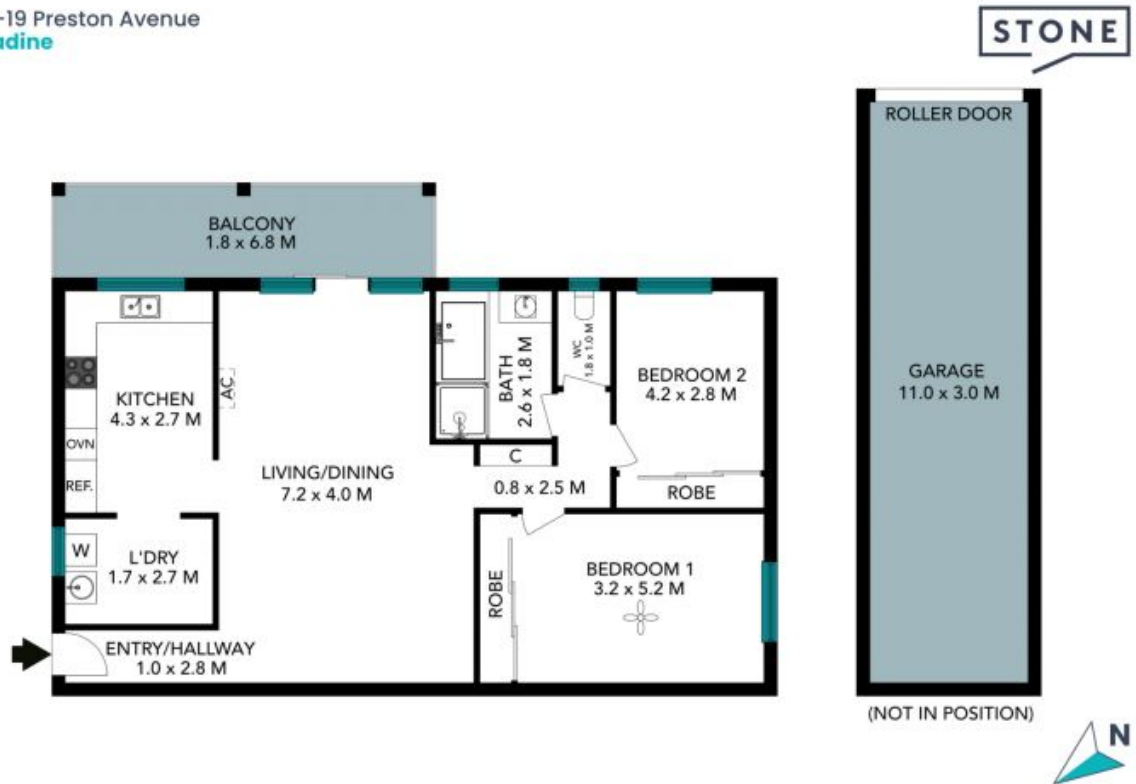
0433 421 333



**Liam Pesa**

0423 601 244

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. 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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STONE



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