

42 Tobruk Avenue Engadine, NSW

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## Ideal family home

Beautifully appointed and maintained, this versatile brick home features multiple living spaces with an ideal additional bedroom, teenage retreat or guest accommodation option. Light-filled modern interiors and a fabulous private entertaining space provide the perfect family-friendly environment in a popular, convenient location close to Engadine town centre and amenities

- Spacious light-filled living with ducted air-conditioning plus formal dining room, split system air-conditioning downstairs
- Open plan contemporary kitchen with breakfast bar and family room flows to alfresco entertaining
- Freshly painted with beautiful timber flooring throughout
- Three good sized bedrooms with built-in robes, master with stylish ensuite, ceiling fan and ducted air-conditioning
- Modern family bathroom with separate bath and shower and separate WC
- Lower level rumpus with powder room and front deck access could be 4th bedroom, teenage retreat or guest accommodation
- Internal laundry with rear yard access

**Inspect:** Saturday, 19th October 2024 12:30 - 1:00  
**Auction:** 07/11/2024 05:15 pm

**Price:** Auction unless sold prior  
**Council Rates:** \$419.70 p/q  
**Water Rates:** \$172.79 p/q



**Rhys Christofa**

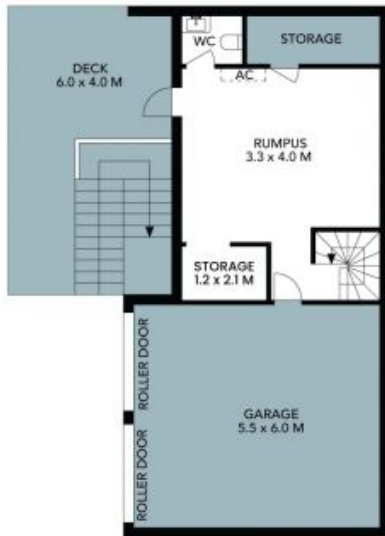
0415 684 877



**Ezra Malolo**

0401 490 024





Ground Floor



First Floor



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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Engadine



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First Floor



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