



52 Fairview Avenue Engadine, NSW



Effortless living in a highly sought-after location

Newly renovated, this superb property offers space, convenience and the added benefit of in-law accommodation or a second income with a self-contained granny flat. Sitting on a generous 670.3sqm level block, it features light-filled open living, three large bedrooms and a covered entertaining deck overlooking the expansive backyard. Walking distance from shops, schools and transport, it's a premium and modern lifestyle.

- Sunlit spacious lounge room w/split system a/c, gas port, plantation shutters
- Three good size bedrooms, mirrored built-in wardrobes, two with ceiling fans
- Open plan dining and kitchen, brand new outdoor covered entertaining deck
- Stylish gas kitchen, island bench, stone benches, ample storage
- Double garage with mezzanine storage, space for a caravan, boat or trailer
- Self-contained brick granny flat with separate gas and electricity meters
- Expansive level yard w/garden shed, greenhouse and a second alfresco area, solar panels
- Fantastic location within walking distance from shops, schools and transport

Inspect: Saturday, 9th November 2024 1:45 - 2:15
Auction: 19/11/2024 05:15 pm

Price: Auction unless sold prior
Council Rates: \$422.40 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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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.