



57 Wollybutt Road Engadine, NSW



## Spacious indoor and outdoor relaxed family living

Situated on a generous 1,012 sqm block, this immaculately presented property offers four good size bedrooms and the versatility of a separate studio perfect for a teenager's retreat, in-law accommodation, or a second living. Boasting an expansive backyard with a pristine inground heated swimming pool, it's a relaxed lifestyle well-suited to family living. Centrally located, it's convenient to shops, schools and facilities.

- Good size light and bright loungeroom w/front yard views, separate dining
- Four bedrooms with built-in storage, main with beautifully renovated ensuite
- Spacious modern kitchen w/gas cooktop, dishwasher and lots of storage space
- Main bathroom w/large spa bath and separate toilet
- Spacious studio, teenager's retreat, or second living with split system air-con
- Impressive saltwater inground pool and large grassed backyard, rainwater tank
- Timber floors, ducted air-con, under house storage, single garage with storage
- Centrally located close to Engadine Village, local schools and transport options

**Inspect:**

Saturday, 9th November 2024 12:00 - 12:30

**Price:**

For sale - Contact agent

**Council Rates:** \$461.10 p/q

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



**Rhys Christofa**

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**Gerard Foote**

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STONE



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.