

STONE



1 Blackbutt Place Engadine, NSW



Exceptional family living and entertaining

Blending style and comfort, this magnificent family entertainer features spacious living and an open plan dining and kitchen that flows seamlessly onto an impressive alfresco entertaining area with a built-in BBQ and kitchen servery. Situated on a 724.7sqm corner block, it offers an expansive level yard with space for a boat or caravan, plus an additional paved entertaining area and outdoor fireplace.

- Generous living area with plantation shutters, ceiling fans and built-in storage
- Large open plan dining and kitchen with seamless indoor/outdoor entertaining
- Renovated gas kitchen w/SMEG appliances, walk-in pantry and outdoor servery
- Four bedrooms, built-ins, ceiling fans, main w/walk-through robe, ensuite, a/c
- Generous covered entertaining deck, built-in BBQ, ducted/zoned speaker system
- Oversized grassed yard with side access, paved entertaining area w/fireplace
- Modern renovated bathroom with bathtub, renovated laundry with extra toilet
- Double garage, corner block, walking distance from shops, schools and transport

Inspect:

Saturday, 9th November 2024 1:15 - 1:45

Auction:

30/11/2024 09:15 am

Price:

Auction unless sold prior

Council Rates: \$468.70 p/q

Water Rates: \$172.79 p/q



Rhys Christofa

0415 684 877



Ezra Malolo

0401 490 024



Site Plan



Ground Floor

First Floor



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.



Ground Floor



First Floor



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.