



6 Tobruk Avenue Engadine, NSW



## The perfect lifestyle in a sought-after location

Occupying a prime position just a short walk from Engadine shops, schools and transport, this single-level family home is well-suited to first home buyers and young families. It offers an open plan living and dining with lots of natural light, three bedrooms, and a private backyard with a spacious entertaining area. With lots of potential to modernise or update, it's a fantastic, family-friendly, convenient lifestyle.

- Light and bright open plan living and dining, polished hardwood timber floors
- Functional layout, three bedrooms with built-in robes, main with ceiling fan
- Classic kitchen, electric appliances, dishwasher, plenty of storage/bench space
- Good size main bathroom with bathtub, external laundry with additional toilet
- Private and peaceful tiered backyard w/established plants and entertaining area
- Garden shed, double carport w/access to the backyard, extra parking in the drive
- Short walk to Engadine Public School, Engadine High and St John Bosco College
- Highly sought-after location walking distance from shops, cafes and transport

**Inspect:** Saturday, 16th November 2024 10:30 - 11:00

**Auction:** 05/12/2024 05:15 pm

**Price:** Auction unless sold prior

**Council Rates:** \$444.92 p/q

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



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**Brayden Watson**

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Site Plan



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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Engadine



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.