

**12 Nolan Avenue, Engadine, NSW 2233**

STONE

**House For Sale**

Wednesday, 8 May 2024

12 Nolan Avenue, Engadine, NSW 2233

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 613 m2**

**Type: House**



Rhys Christofa  
0415684877



Brayden Watson  
0415122733

## **Auction - Guide \$1,280,000**

This immaculately presented single-level property is conveniently located within walking distance to shops, schools and transport. It offers the benefit of multiple living areas, including a separate sun-drenched loungeroom and a spacious open plan, living, dining and kitchen. A well-thought out layout and lots of storage including an under house workshop and storage area, make it the perfect family home. •☑Light-filled front loungeroom with feature mantel and views of the front yard•☑Generous open plan kitchen, dining and family room with split system air-con•☑Three good sized bedrooms all with built-in wardrobes, functional floorplan •☑Renovated modern and spacious kitchen with dishwasher and lots of storage •☑Stylish updated main bathroom with separate toilet•☑Superb under house workshop space and storage, outdoor entertaining area •☑Large secure backyard great for kids and pets, garden shed, 5kw solar panels•☑Convenient location walking distance to Engadine shops, schools and transport