

**4/17 Dernancourt Avenue, Engadine, NSW 2233**

STONE

**Townhouse For Sale**

Tuesday, 16 January 2024

4/17 Dernancourt Avenue, Engadine, NSW 2233

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 262 m2**

**Type: Townhouse**



Rhys Christofa  
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Ezra Malolo  
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## **Auction unless sold prior**

This modern, freestanding townhouse is the perfect mix of style and easy-care living in an ultra-convenient location. Bright and spacious with seamless indoor and outdoor flow, enjoy the privacy and entertaining opportunities that two outdoor areas afford. Family-friendly with three bedrooms, a large double garage and extra storage, all within walking distance to Engadine shops, train station and schools. • Separate light-filled lounge room opening out to a peaceful, private garden • Alfresco deck with built-in BBQ and bar fridge leading off the dining/kitchen • Stylish gas kitchen with stone benchtops, integrated dishwasher, ample storage • Three bedrooms on the upper level, built-in wardrobes, master with ensuite • Large designer main bathroom with bathtub, lots of storage space throughout • Separate laundry with extra toilet, ducted air-conditioning, boutique block • Generous secure double garage with storage space and direct internal access • Great location, walking distance to Engadine shops, train station and schools