

**65 Cooriengah Heights Road, Engadine, NSW 2233**



**House For Sale**

Thursday, 16 May 2024

65 Cooriengah Heights Road, Engadine, NSW 2233

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



Rowan Impey  
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Harry Bogg  
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## **For Sale - Contact Agent**

Situated on a corner block, offering privacy and a family friendly location, this beautifully maintained family home sits on a 645m<sup>2</sup> parcel of land (approx.) that comes complete with elevated views towards Barden Ridge. Ideally suited to families, it offers the functionality of four good sized bedrooms and a spacious front and rear yard. The home provides readymade comfort whilst offering potential to modernise/further enhance over time if desired. Only minutes to local schools, sporting fields and village shopping this idyllic family home has all the boxes ticked and is certain to be sold. Inspect without delay.- Versatile floorplan provides multiple living and dining areas- Spacious light-filled main living that extends to an open plan dining and kitchen- Four good sized bedrooms, 3 with built-in robes, main with air-conditioning- Great sized electric appliance kitchen with breakfast bar- Ready to move in and enjoy with plenty of options to value add- Main bathroom with separate bath & shower- Oversized internal laundry with separate toilet- Split system air conditioning as well as gas heating- Kitchen and main living overlook west aspect yard and peaceful valley views- Good sized single garage and carport, providing ample parking and storage space with internal access- Short trip to local shops, sporting fields and Engadine Station making it the ideal family home or investment opportunity