

**4/13 McAlister Avenue, Engadine, NSW, 2233**

STONE

## Villa For Sale

Tuesday, 15 October 2024

4/13 McAlister Avenue, Engadine, NSW, 2233

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Brayden Watson

0415122733

## Low-maintenance living in a convenient location

Positioned at the rear of a quiet boutique complex of eight, this beautifully maintained villa excellently accommodates privacy and a relaxed modern lifestyle of ultra-convenience. Ready to move straight in and perfect for young families, downsizers or investors alike. It's a short walk from Engadine Town Square, supermarkets, cafés, restaurants, buses and Engadine train station.

- Single level layout reveals open living and dining zones with easy outdoor flow
- Expansive private yard, perfect for entertaining, outdoor family gatherings or a pet
- Gas equipped kitchen fitted with quality appliances and ample bench space
- Three bedrooms, two with generous built-in wardrobes, full bathroom appointed with modern vanity plus shower bath
- Renovated throughout including updated kitchen and bathroom, new plantation shutters and roller blinds, flooring, lighting, fans, shade sail, and updated electrical board and fixtures
- Air conditioning, linen storage, garden shed and laundry
- Secure lock-up garage with automatic door and convenient internal access
- Bright and airy interiors provide uplifting sense of space, comfort and warmth
- Walking distance to Engadine Public School and St John Bosco Primary School.
- Strata Rates: \$1,371.72 per quarter approx.