

**9/29 Nolan Ave, Engadine, NSW, 2233**

STONE

## Villa For Sale

Saturday, 24 August 2024

9/29 Nolan Ave, Engadine, NSW, 2233

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Ezra Malolo

0401490024

## **Immaculately presented, modern and moments to the heart of Engadine**

Occupying a prime position within walking distance to Engadine shops, cafes and transport, this spacious updated villa offers a convenient and modern lifestyle. Open plan, sunny light-filled interiors and beautiful leafy outdoor entertaining area provide the ideal oasis. Located at the rear of a quiet boutique complex. Enjoy the added convenience of remote-controlled lock up garage with internal access.

- Spacious open plan living, dining and kitchen opening out to a level grassed yard
- Two queen sized bedrooms with built-in robes, ducted zoned air conditioning throughout
- Stylish electric kitchen with Delonghi appliances, stone benchtops, garden outlook
- Freshly painted, new blinds, carpet and laminate flooring
- Generous fully tiled bathroom, separate shower and bath, second toilet to laundry
- Relaxing fully enclosed front garden
- Oversized secure, remote controlled single garage with internal access
- Rear complex access to Engadine shops, cafes and transport, quiet cul-de-sac
- Strata Rates: \$776.45 per quarter approx.