



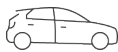
Capturing Style, Quality and Elegance



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31 Chipilly Avenue, Engadine

Sold

Architecturally designed with no expense spared, this brand new two storey luxury residence is truly impressive. With striking street appeal and grand proportions throughout, your new home exudes quality and sophistication, high end inclusions and exceptional attention to detail. Perfectly configured for family living, boasting two living rooms, an abundance of natural light throughout the entire home and seamless indoor/outdoor integration for effortless entertaining. Perfection continues outdoors with covered merbau entertainment decking, low maintenance grassed yard & garden and of course the spectacular salt water plunge pool to enjoy in the warmer seasons. So many incredible features include:

- Ducted reverse cycle air conditioning to ensure year round comfort
- 2.7m high ceilings both upstairs & downstairs
- Massive master bedroom with walk-in robe, ensuite and balcony
- Generous sized bedrooms, all with built-in robes
- Guest bedroom downstairs with beautiful ensuite
- Conveniently located powder room

Property ID:	L31066498
Property Type:	House
Building / Floor Area:	276
Garages:	2
Land Area:	438.6 sqm

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- Stunning kitchen with mirrored splashbacks & Caesarstone benchtops
- Gorgeous main bathroom with deep corner bathtub & heated towel rack
- Appealing plantation shutters throughout
- Premium Hydrotuff hybrid flooring downstairs
- Double remote controlled double garage

Conveniently positioned within walking distance to schools, sporting fields, shops and amenities. Located on the fringe of the Royal National Park, Engadine is located under an hour south of Sydney CBD by train or car. The beach is an easy twenty minute drive to your choice of Cronulla or Stanwell Park which is also on the doorstep of Bald Hill and the Sea Cliff Bridge. We invite you to inspect this remarkable home, your very own private oasis.

Land size 438.6m²

Council rates \$500/qtr approx

Water rates \$300/qtr approx.