

10 Emily Avenue, Emu Plains, NSW 2750



Sold House

Wednesday, 13 December 2023

10 Emily Avenue, Emu Plains, NSW 2750

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 746 m2

Type: House



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\$950,000

Enjoying the very best of locations in the highly sought-after riverside precinct in Emu Plains, 10 Emily Avenue presents a terrific opportunity to knock down and rebuild your dream home either now or in the future or renovate/extend/reconfigure. The superb corner block provides great access and flexibility for your chosen redevelopment. The icing on the cake is a truly exceptional and highly sought after position only 300m to the Nepean River and with desired amenities such as playing fields, the train station, schools, and shopping centres all a genuine short walk away (see our drone images for exact distances).- 746m² corner block with 17.6m frontage x 41.2m (approx.)- 3 bedroom cottage with two living areas, original condition- Suitable for renovation and plenty of room for extensions- 1.1km to Emu Plains Station, Lennox Shopping Centre 950m- Sheppard Rd. Shops, 300m; Lewer's Gallery and Café 850m- Nepean Creative & Performing Arts High School only 600m Whatever your plans for this outstanding piece of real estate, it truly is a golden opportunity located in the most highly sought after part of Emu Plains. Please see our aerial drone images in the photo carousel that show the proximity to all surrounding points of interest and location information. More information including the contract of sale is available on the Stanton & Taylor Real Estate website (the black folder icons on the left side of the web page are safe download links). *Disclaimer: All interested parties must rely on their own enquiries. References to current and future development are subject to council approval (STCA) and the property is being sold in its current condition without D.A. approval for development. We have obtained all the information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out and rely solely upon their own investigations. ** The presentation of this property includes virtual furniture which has been digitally rendered with all care taken to present scale and aspect ratio as accurately as possible by our supplier. The placement of furniture has been considered from an interior design perspective without consideration of where the service points (power, tv, network) are actually located. The unit is currently occupied by a tenant.