

**13 Walkers Crescent, Emu Plains, NSW 2750**



**House For Sale**

Wednesday, 3 April 2024

13 Walkers Crescent, Emu Plains, NSW 2750

**Bedrooms: 3**

**Bathrooms: 2**

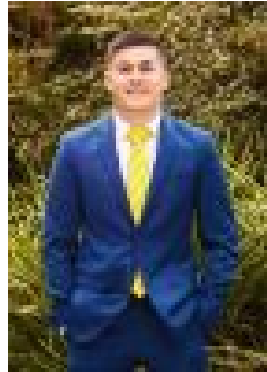
**Parkings: 3**

**Area: 691 m2**

**Type: House**



Helen Fitzpatrick  
0414362955



Jharell Ramos  
0424949407

**\$949,000 - \$989,000**

Helen Fitzpatrick of Ray White Nepean Group presents to the market this charming three bedroom, two bathroom home owned by the same family for 41 years. Positioned on a sweeping 691 sqm corner block with a 23.5 mt frontage this spacious home is ideally suited to first home buyers. Conveniently located within minutes to Lennox Shopping Centre, Emu Plains Station, M4 on ramps, schools and Nepean River, this solid home will not last long on the market. Features of this home are: • Three bedrooms with built in robes to all • Ensuite • Three way bathroom with huge shower area • Sunken formal lounge room • Family area • Formal dining room • Casual dining at the breakfast bar • Inground pool • Ducted Weatherwall air conditioner • Ceiling fans + wall air cond. in the master suite • Solar hot water service • Single lock up garage with laundry at the rear • Double carport behind double gates • 691 sqm corner block + 23.5 mt frontage • North facing backyard Location: • M4 on ramps to Sydney and the Blue Mountains: 1 km • Lennox Shopping Centre: 1.2 km • Emu Plains Railway Station: 3.4 km • Emu Heights Public School: 2.8 km • Nepean Creative & Performing Arts School: 2.4 km • Our Lady of the Way School: 1 km • Leonay Golf Club: 1.5 km • Jellybean Pool: 8 km Don't miss the opportunity to inspect this wonderful family home. Call Helen Fitzpatrick on 0414 362 955 or Jharell Ramos on 0424 949 407 to register your interest.