

31 Water Street, Emu Plains, NSW 2750



Sold House

Wednesday, 25 October 2023

31 Water Street, Emu Plains, NSW 2750

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 625 m2

Type: House



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\$858,350

Be quick for this one as it won't last long on the market. Living in this great 3 bedroom property will have you shopping within minutes and travelling on the M4 in 2 minutes - the location doesn't get any better than this. Buyers who will benefit from this home are: First home buyers wanting to jump into the market
Downsizers needing a home with no steps and a convenient location near shops
Investors wanting a home where securing tenants will be a breeze
Some of the features: • 625 sqm block / 18.45 mt frontage • 3 good size bedrooms + built in robes to all • Formal lounge room • Formal dining room • Three way bathroom • Very tidy kitchen + ample cupboards throughout • Electric cooktop • Wall oven • Internal laundry • Storage cupboards throughout • Sun drenched north facing backyard • Undercover entertaining area • Single lock up garage + internal access • Garden shed • Side access either side of the house • Quick and easy access to M4 • Expected rent return \$500 - \$520 per week
Location • Lennox Shopping Centre: 150 mt • M4: 800 mt • Emu Plains Station: 2.8 km • Nepean River: 1.3 km • Nepean Creative & Performing Arts High School: 1.8 km • Emu Plains Public School: 1 km • Emu Heights Public School: 2.2 km