

37/91-95 Mackellar Street, Emu Plains, NSW 2750



Sold Villa

Friday, 3 November 2023

37/91-95 Mackellar Street, Emu Plains, NSW 2750

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Villa



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\$449,000

I present to you one of the best villa's in this Over 55's Village, so if you're looking to downsize, then you must inspect this modern and very spacious 2 bedroom home, conveniently located near Emu Plains Station. Living in the Over 55s Ingenia Lifestyle Nepean River is like having a holiday all year round and has so much to offer, so if you're looking for a low key lifestyle wanting to join other likeminded people then book your private inspection today. Some of the many features are:

- 2 good size bedrooms + mirrored robes and ceiling fans
- Ensuite access from the master suite
- Open plan design in the living / dining area
- Gas jet for heating and split system air cond.
- Separate laundry + a separate 2nd toilet
- High ceilings
- Gas cooktop
- Split system air cond and ceiling fans
- Huge undercover north facing entertaining area
- Tandem carport for 2 cars
- 2 powered garden sheds
- Pet friendly Village (subject to approval)
- Resort style inground pool
- Large bbq area
- Function room
- Library

Location: Ingenia Lifestyle Nepean River is located at the foot of the Blue Mountains. This beautiful 2 bedroom home is positioned in the Village within easy access to the entrance security boom gate, inground pool, bbq area, function room and admin office. Emu Plains Station is only 750 mt away. Westfields is 3.2 kms and a very short walk to the Nepean River.

Fees:

- Rent will be \$228 per week (less if you receive GOVT rental assistance)
- You pay for gas, water usage and electricity
- No stamp duty
- No council rates
- No water rates
- No exit fees when you sell
- Sorry, no mortgages are allowed on this property
- Pets subject to approval