

**4/66-70 Great Western Highway, Emu Plains, NSW**



**2750**

**Sold Unit**

Saturday, 19 August 2023

4/66-70 Great Western Highway, Emu Plains, NSW 2750

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

**\$700,000**

This first-floor North facing apartment is situated in one of Emu Plains' most desirable complexes. Its unique characteristics make it a rare find in the area, ensuring it will remain a preferred housing choice for discerning individuals. Lovely open plan living area opens to an oversized terrace with a leafy outlook over the central gardens. The ideal Northerly aspect provides an abundance of natural light and warmth and the apartment enjoys the best position within the complex, nicely nestled away from the street. Features include:- Three bedrooms, each bedroom with built-in wardrobes- Two bathrooms, with an ensuite to the master bedroom- Oversized first floor terrace enjoys lovely garden outlook- Open plan design with indoor/outdoor flow to the terrace- Hallway provides discreet access to bathrooms/bedrooms- CaesarStone kitchen with ample counter & storage space- Seperate full-sized ventilated laundry accessed via kitchen- Security complex; intercom access and basement parking- Two exclusive, on-title car spaces positioned side by side- Freshly painted with brand new carpets. 1 split system a/c- Almost entirely owner occupied, well-maintained complex. You will love the convenience and the enviable lifestyle that living close-by the Nepean River in Emu Plains offers. Also located close to various schools, restaurants and cafes (Including the New Log Cabin, Emu Hall and other riverside dining options), Lewers regional gallery, and Lennox shopping centre. Literally a two minute walk to Emu Plains station where you can get the express/limited stops train to Sydney. Being the first (top) floor position with traditional ceiling void above, there is the potential to install ducted air-conditioning and additional power and network as needed. (Subject to strata approval). Built in 2003 it has been well engineered to stand the test of time. More information including the contract of sale and a FAQ sheet with age, outgoings, rent appraisal, no. of units in the complex, pets policy and more is available on the Stanton & Taylor Real Estate website (safe download links towards the bottom left of web page). \*Disclaimer: We have obtained all 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.