

5/246-250 Great Western Highway, Emu Plains, NSW 2750



Townhouse For Sale

Wednesday, 14 February 2024

5/246-250 Great Western Highway, Emu Plains, NSW 2750

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Daniel Palermo



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\$750,000 - \$800,000

Immerse yourself in the comfort of contemporary living with this enticing 3-bedroom townhouse at 5/246-250 Great Western Highway, Emu Plains. Ideal for investors, first-time buyers, and families alike, this property offers an astute investment in a popular area, nestled within a spacious and family-friendly complex. This townhouse is moments away from the M4 Motorway, Lennox Shopping Centre with Woolworths and Aldi, and Emu Plains Public School. Features of the home include:

- 3 good size bedrooms, each featuring built-in robes and ceiling fans, with the main bedroom further enhanced by a ensuite bathroom.
- The light-filled kitchen is equipped with an induction cooktop, dishwasher, walk-in pantry and a stainless steel rangehood.
- The open plan lounge and dining area exudes a welcoming atmosphere and is complemented by modern laminate flooring and a split system air conditioner, plus a 2nd split system air conditioner upstairs, for year-round comfort.
- Spacious main bathroom comes complete with a bathtub, while the internal laundry includes a convenient 3rd toilet and storage cupboard.
- Outside, the covered pergola area is perfect for alfresco dining, overlooking a low maintenance backyard that boasts two garden sheds and a delightful raised garden bed.
- Security and convenience are assured with a single lock-up garage featuring remote entry and an additional car space, plus a generous under stair storage area.
- All this with a potential rental return of approximately \$650 per week.

Discover a residence where every detail has been thoughtfully considered for ease of living, making it a smart choice for savvy buyers. Additional information: Strata levies approximately \$989 per quarter Council rates approximately \$424 per quarter Water rates approximately \$180 per quarter Listed below is an approximate distance from the property to local amenities: 25m to Childcare centre 90m to Bus stop 750m to Lennox Village shopping village with Woolworths & Aldi 800m to M4 motorway 900m to Local park 1.4km to Emu Plains Public School 1.5km to Nepean River (walk) 2km to Nepean Creative and Performing Arts High School 2.6km to Emu Plains trains station 57km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.