

# 70 Emert Parade, Emerton, NSW 2770



## House For Sale

Friday, 10 May 2024

70 Emert Parade, Emerton, NSW 2770

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



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## JUST LISTED!

VENDOR SAYS SELL! Potential for DUPLEX or Granny flat S.T.C. Are you a first home buyer looking for entry into the market or your first home? Or perhaps looking to renovate, knock down and rebuild? Property Results is proud to present 70 Emert Parade, Emerton. Situated on a corner block is this Cozy 3 bedroom much loved family home that has lots of potential separate sitting room upon entrance and well sized lounge room with a large kitchen with breakfast bar and plenty of cabinetry space, electric cook top and stainless-steel appliances. Situated on 683SQM Corner Block has potential for Duplex and Granny flat S.T.C. A this property has plenty of space for entertaining and for the kids and pets to play. In addition to a lock up garage and undercover carport. Conveniently located within meters from public transportation, local schools and shopping center as well as local amenities. This ideal family home won't last long on the market. What are you waiting for? Call us today 02 8331 9989 Or Lua 0481 753 411

Property Features Include:- 3 spacious bedrooms- Light filled living area- Neat front brick façade with decking area- Lock up garage in the rear- Carport- Huge backyard space, perfect for entertaining or the kids to grow and play!- Close to all local amenities which is perfect for the growing families

Approximate Driving Distances:- 1 minute to Emerton Public School- 2-minute walk to the local bus stop- 4 minutes to Emerton Community Hub- 4 minutes to Ropes Crossing Public School- 8 minutes to St Mary's Train Station- 10 minutes to Emerton shopping village- 13 minutes to Mt Druitt Train Station- 13 minutes to Mt Druitt Westfields

DISCLAIMER: Property Results have obtained all information in this property from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations\*