

# 8 Picasso Pl, Emu Plains, NSW, 2750

## Sold Duplex Semi-detached

Friday, 16 August 2024

8 Picasso Pl, Emu Plains, NSW, 2750

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex Semi-detached**



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## No Strata, No Worries

Looking to get into the forever popular Emu Plains market? This 3 bedroom duplex suits as the perfect stepping stone to get into one of the area's most highly sought after locations. Proximity to the Nepean River and Emu Plains station are just some of the reasons this duplex is the perfect first home, other standout features include:

- No Strata Fee's payable, a rarity for a property of this nature
- The property enjoys a practical floorplan with plenty of living and dining space
- All bedrooms are of great size, contain built-ins, with the main benefiting from a walk-in robe
- Outside, enjoy full side access to a yard bigger than most houses in the area

The true value of this opportunity is in the location. This list of amenities within walking distance needs a separate list!

- Nepean River and The Great River Walk (350m)
- Laughing Boy Cafe (250m)
- Emu Hall (300m)
- The recently upgraded Regatta Park (100m)
- The Log Cabin Hotel (650m)
- Nepean Performing Arts High School (350m)
- Emu Plains Station (200m)

And if you must hop in your car, the property enjoys extreme ease of access to the Penrith CBD.

Disclaimer: We have been furnished with the above information however, PRD Penrith & PRD Blue Mountains gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.