

**12/295 Great Western Highway, Emu Plains, NSW,  
2750**



**Villa For Sale**

Thursday, 1 August 2024

12/295 Great Western Highway, Emu Plains, NSW, 2750

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**

## LOOKING FOR LOW MAINTENANCE

- 3 generous bedrooms + all with mirrored built in robes
- Ensuite to master bedroom
- Large combined formal lounge & dining rooms + tiled flooring throughout
- Modern kitchen | loads of cupboard space + electric cooking + dishwasher
- Reverse cycle ducted air conditioning | ceiling fans throughout | paint refresh through living areas
- Main bathroom with separate shower & tub | internal laundry with external access
- Double garage with remote & internal access
- Super low maintenance grassed yard | spacious undercover entertaining area
- Convenient location | walking distance to schools, Lennox Shopping Village | ease of access to M4 motorway and local Blue Mountains bushwalking tracks
- Low cost Community Levy of approx. \$250 per quarter

If convenience and low maintenance is a high priority for you, then this 3 bedroom villa is a must to inspect! Featuring ensuite to master, open concept light filled living areas, spacious bedrooms and well appointed modern kitchen. With a few of your own touches this villa could make an ideal first home, investment or perfect retreat for those looking to wind down and enjoy a low maintenance lifestyle. Within close proximity to Lennox Shopping Village, local schools and easy access and egress to M4 motorway. Located right at the foot of the Blue Mountains there are some of the most amazing walking tracks and nature spots to discover virtually at your front door!

Disclaimer: The above information has been furnished to us by the vendor. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is, in fact, accurate. Some images may have been digitally styled for marketing purposes only.