

**78/91-95 Mackellar Street, Emu Plains, NSW, 2750**



**Villa For Sale**

Friday, 30 August 2024

78/91-95 Mackellar Street, Emu Plains, NSW, 2750

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Abhi Chauhan

## Discover Your Perfect Retirement Haven.!

For those on a budget, downsizing doesn't get any better than this spacious 2-bedroom villa that's ready to move straight in. Come and meet new friends and take advantage of the resort-style living in this well-maintained Over 55's gated Village. Located close to Emu Plains Station, Rowing Club, Cafes, Lennox Shopping Centre, and Westfield's.

Features of this home are:

- Renovated kitchen with gas cooktop
- Master bedroom includes a walk-in robe, ceiling fan, and wall A/C
- Generous-sized lounge room + study nook
- Split system air conditioning, gas bayonet for heating
- Separate dining area
- Renovated bathroom
- Tandem carport
- Entertaining area
- Gated village
- Pet-friendly village (subject to approval)
- Resort-style inground pool
- Large BBQ area
- Function room
- Library

Location: Ingenia Holidays Over 55's Village is located at the foot of the Blue Mountains:

- Emu Plains Station: 400 mt
- Lennox Shopping Centre: 2.5 km
- Westfields: 3.2 km
- Log Cabin: 2.7 km

Fees:

- Site cost will be \$226 per week approx. (less if you receive Centrelink rental assistance)
- You pay: gas, water usage, and electricity
- No stamp duty
- No council rates
- No water rates
- No exit fees when you sell
- Sorry, no mortgages are allowed on this property