



**2 Kohlenberg Close Emu Plains NSW**

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If you have evaluated the cost of land in the area, knock down costs and the price of a new home + extras you will see why this opportunity makes perfect sense! Below replacement cost yet above average in quality this could be your home in 6 short weeks. Forget the architect, dont battle with council you should grab this home with both hands! This Allworth abode will not disappoint. Private inspections welcome

- \* Approx 14 years young
- \* Walk in linen & Pantry
- \* Induction cook top
- \* New fence = improved privacy
- \* Ducted air conditioning
- \* Stainless Steel Appliances

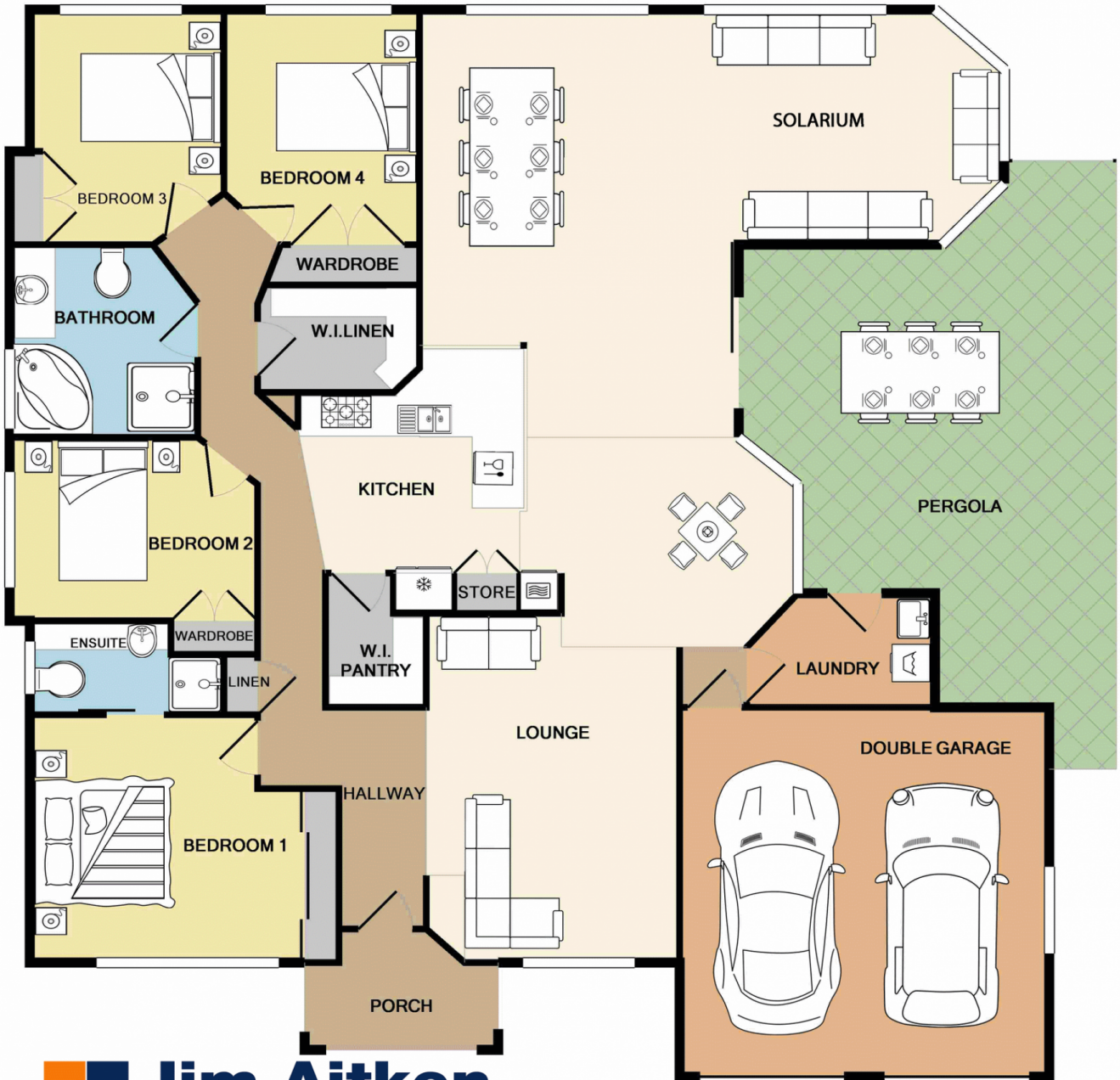
**Type** : House  
**Land Size** : 542 sqm  
**View** : <https://www.aitkenre.com.au/8057759>



**David Reeves**  
**02 4735 2121**

[For full version visit the website](https://www.aitkenre.com.au)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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