



## 13 Yodalla Avenue Emu Plains NSW

Occupying an enviable position in one of Emu Plains most sought after streets, this refurbished residence will please you at every turn. The lower level contains two bedrooms, a modern bathroom, separate lounge and dining zones and a stunning kitchen that looks out to the alfresco space and grassed yard. Upstairs comprises three bedrooms including ensuite to main, separate bathroom and a retreat for parents or teens. The timber floors are a visual delight and ducted air conditioning ensures year round comfort.

+ Approx 150m to sporting fields

- + Approx 200m stroll to Nepean River Walk
- + Approx 500m to Lewers Cafe
- + Tandem garage
- + Built in wardrobes | walk in to main

For full version visit the website

5 🛤 3 🚔 4 🚘

Туре	: House
Land Size	: 556 sqm
View	: https://www.aitkenre.com.au/8058316



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https://www.aitkenre.com.au

GROUND FLOOR 1ST FLOOR PERGOLA BEDROOM BEDROOM 0 10.16m x 3.00m 3.40m x 3.60m 3.38m x 4.21m BATHR 91 of R RDROB WARDROBE ો KITCHEN a' ENSUITE 7.20m x 2.80m 3.25m x 1.71m RUMPUS 5.64m x 3.40m BATHROOM 4.18m x 2.00m Ê LOUNGE 4.53m x 3.71m WIR BEDROOM BEDROOM GARAGE 3.18m x 2.91m 3.38m x 5.76m 3.00m x 12.01m HALLWAY Π Л BEDROOM 2.80m x 3.40m DINING STAIRS 3.50m x 3.90m PORCH 2.40m x 1.09m STEP Jim Aitken Partners While every attempt has been made to ensure the accuracy of the flooplan contained here, measurements doors, nerdexes, norms and any other items are appointente and on responsibility in taken the ray entry, ontestion or insi-stoevener. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and applications should have not been tested and no guarantee as to their operatility or efficiency can be given. Made with Metry on UCSDE