






### 13 Yodalla Avenue Emu Plains NSW

5  3  4 

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

**Type** : House  
**Land Size** : 556 sqm  
**View** : <https://www.aitkenre.com.au/8058316>



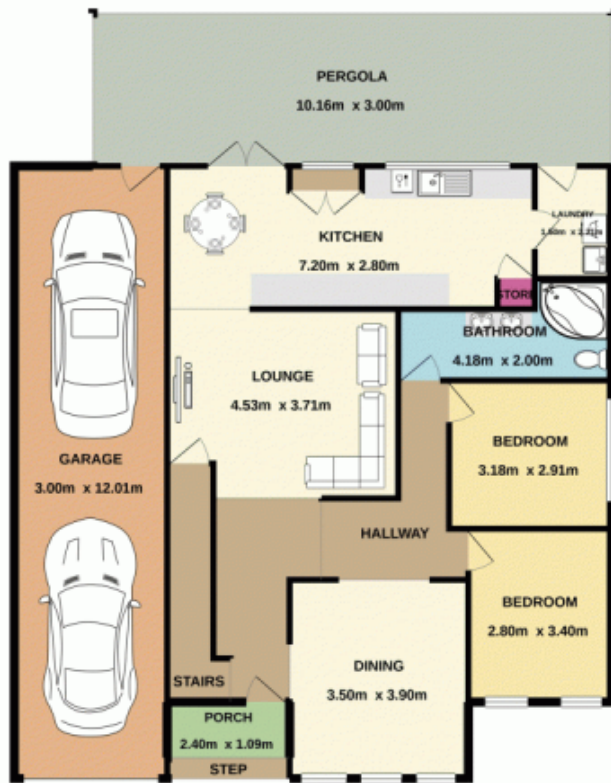
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[For full version visit the website](https://www.aitkenre.com.au)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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