



### 9 Chalmers Avenue Emu Plains NSW

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Positioned perfectly just moments from the banks of Nepean river is a blank canvas that will have your imagination running wild! The traditional brick and tile residence rests on an enviable sized corner block that can offer wide access to the rear yard.

- + Popular corner block position
- + Split system air conditioning
- + 1,300m to Train Station (approx)
- + Moments from local convenience stores
- + Anticipated rental return of up to \$500.00pw

Recently the NSW State Government announced the ban on open homes and auctions has been lifted. With certain guidelines still in place we must ensure safety measures

**Type** : House  
**Price** : \$ 796,400  
**Land Size** : 727 sqm  
**View** : <https://www.aitkenre.com.au/8058512>



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



**Jim Aitken**  
+ Partners



TOTAL FLOOR AREA : 97.9 sq.m. approx.

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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