



### 5/38 Forbes Street Emu Plains NSW

4  2  4 

Position perfect and set in a modern complex. Ideal for the owner occupier, astute investor or empty nester looking to downsize without compromise. Fresh modern interiors combine superbly with an easy care rear yard.

- + Ducted air conditioning throughout
- + Stone bench tops | stainless steel appliances | gas cooking
- + Large decking | alfresco space
- + Expected rental return \$560/week.
- + Moments from the motorway
- + Easy access to Lennox Shopping Centre

You can inspect our properties at both open homes and by appointment and of course, bring your partner and family

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

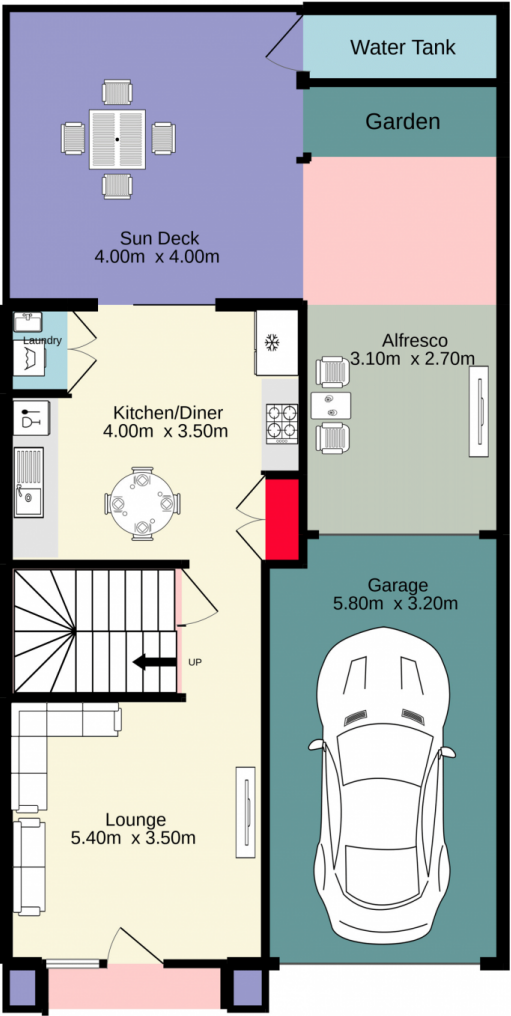
**Type** : Townhouse

**View** : <https://www.aitkenre.com.au/8058559>

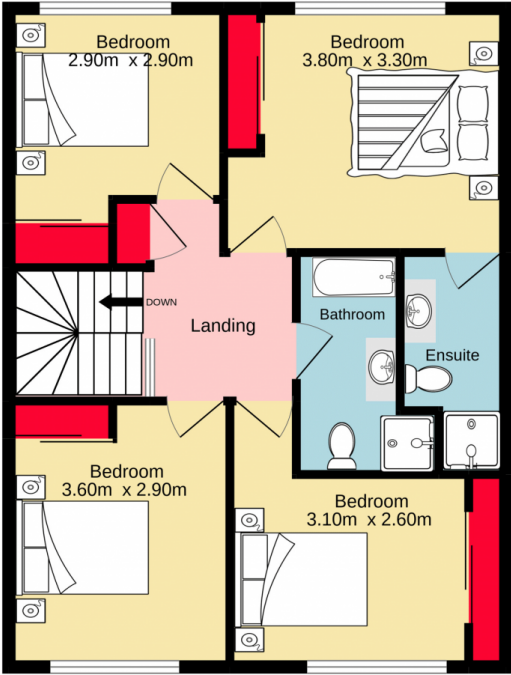


**Andrew Lia**  
02 4735 2121

Ground floor  
72.0 sq.m. approx.



1st floor  
59.7 sq.m. approx.



TOTAL FLOOR AREA : 131.7 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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