



**11/43-45 Brougham Street Emu Plains NSW**

**3**  **2**  **4** 

Nestled at the rear of a tightly held complex, this villa certainly breaks the mold when it comes to easy care living. Suitable for first home buyers, investors and empty nesters - this property deserves your immediate attention.

- + Built in wardrobes to all bedrooms
- + The comfort of ducted air conditioning | ceiling fans
- + Updated kitchen
- + Updated bathroom | Ensuite
- + Covered alfresco entertaining zone
- + Grassed yard and sun terrace
- + Quarterly outgoings: \$149.00 per quarter

**DISCLAIMER:** Whilst we deem this information to be reliable the agent cannot guarantee its accuracy and

**Type** : Villa  
**Price** : \$ 820,000  
**View** : <https://www.aitkenre.com.au/8058853>

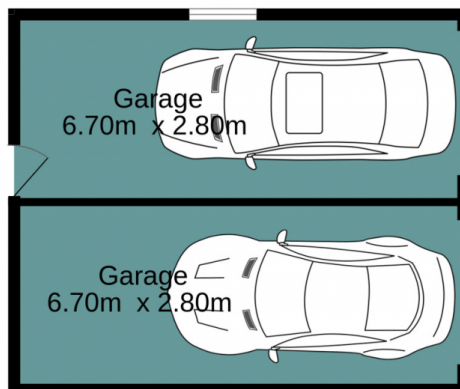
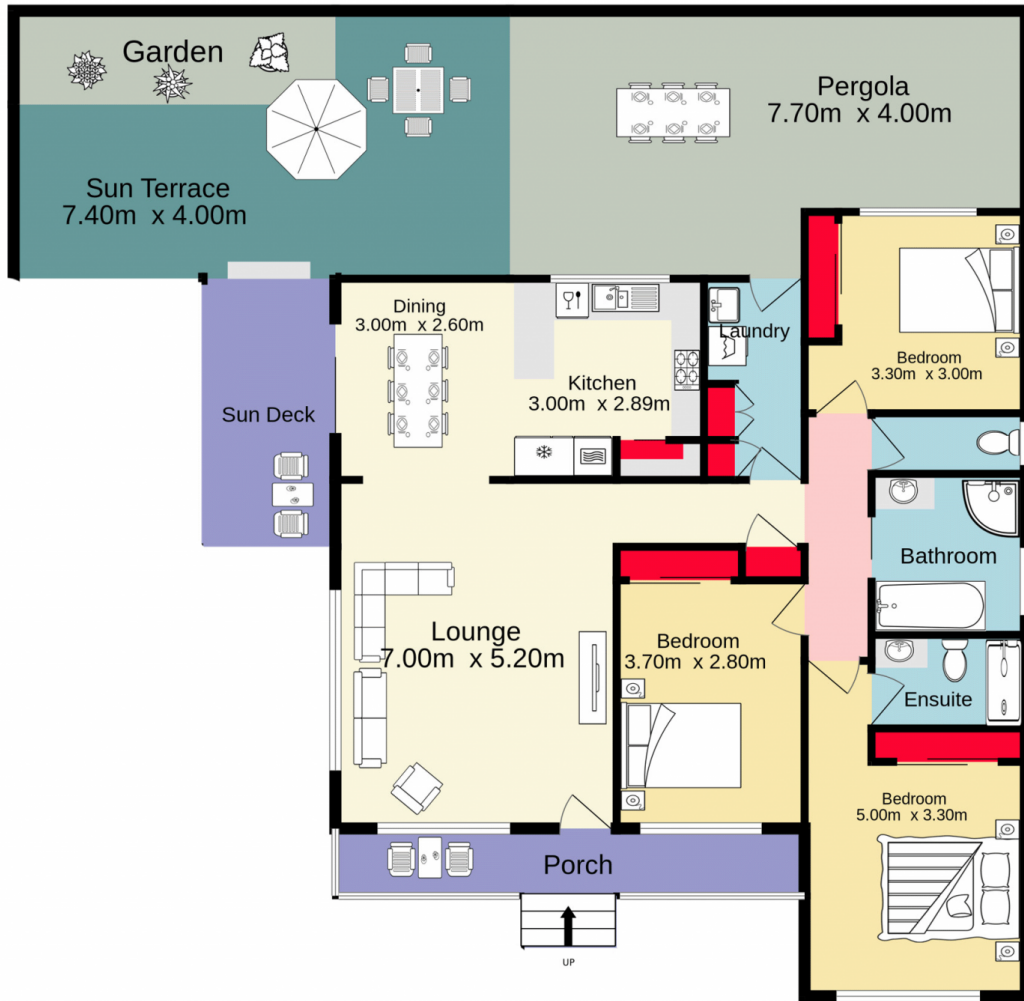


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[For full version visit the website](https://www.aitkenre.com.au)



**Jim Aitken**  
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TOTAL FLOOR AREA : 190.6 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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