



## 2 Yodalla Avenue Emu Plains NSW

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Perfectly situated just moments away from the sporting field, Nepean River, schools and bustling shopping centre, this charming, lovingly maintained property is ready for a new family to make unforgettable memories. Enjoy ultimate comfort year-round with ducted air conditioning throughout the home. The summer months will be a delight with the refreshing pool, complete with an opening awning for those sunny days and fun-filled gatherings.

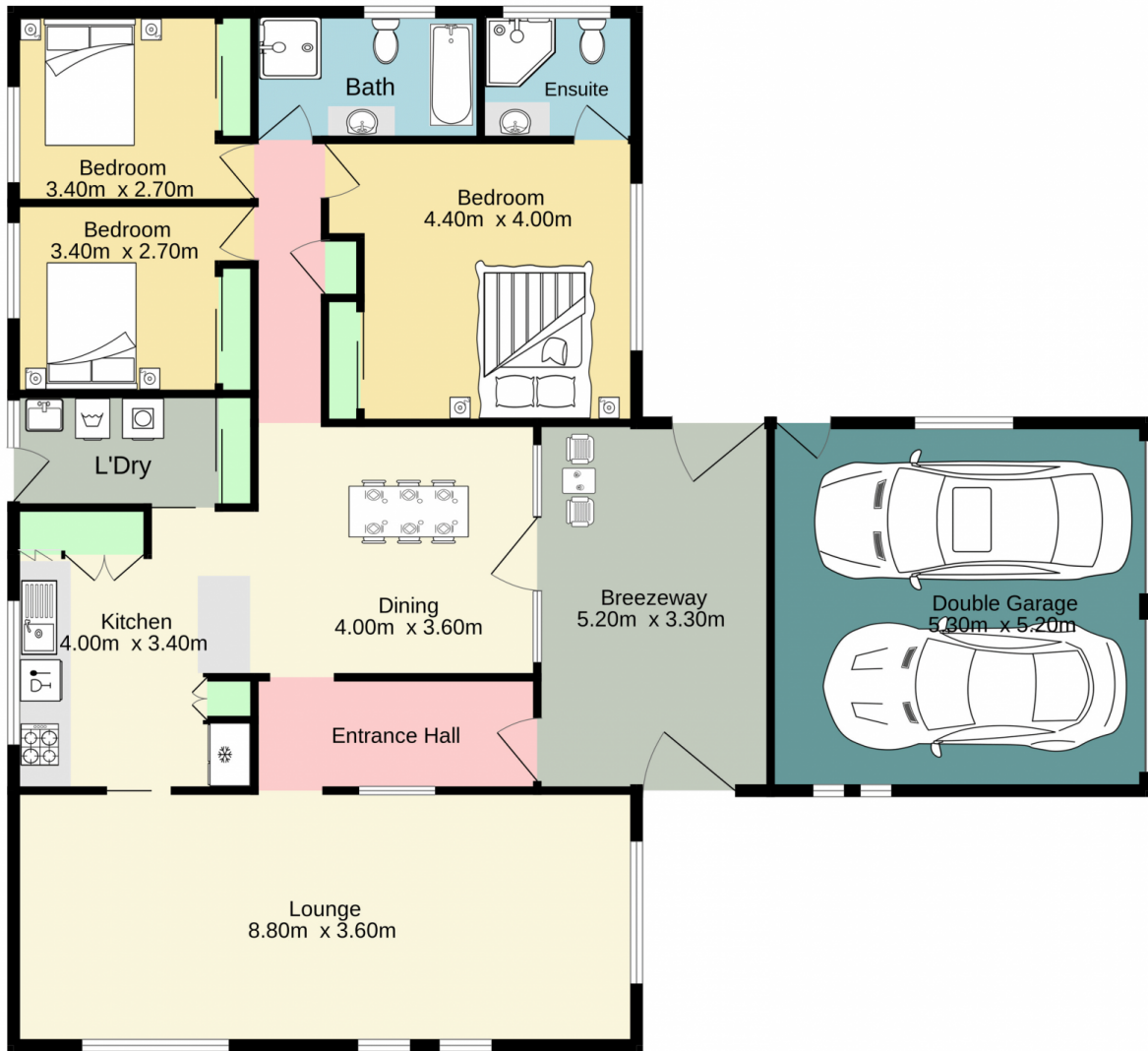
The bedrooms are roomy retreats, each featuring built-in wardrobes, while the master bedroom boasts an ensuite bathroom. The spacious loungeroom offers endless possibilities and can easily be transformed to incorporate a fourth bedroom to suit your needs. Outside, the child and pet-friendly grassed yard provides the perfect space for

**Type** : House  
**Land Size** : 645 sqm  
**View** : <https://www.aitkenre.com.au/8058913>



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TOTAL FLOOR AREA : 166.0 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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