



## Emu Plains, NSW

8 Yodalla Avenue

**5** **2** **4**  
BED BATH CAR

### Renovated family home perfect for entertaining

Positioned in one of the area's most desirable pockets, this north facing traditional brick and tile home has been given a new lease of life, with recent renovations adding a flourish of style with further scope for a family to personalise and reap the rewards of this excellent location.

The single level layout ensures easy flow-through for living and entertaining, with open lounge and dining areas and a superbly appointed new kitchen with all the trimmings. Up to five bedrooms are offered, including three with built-in robes plus ensuite to the master, along with a full main bathroom and separate internal laundry.

Young families will appreciate the fenced level garden with in-ground swimming pool at the rear. This features an enclosed "outdoor room" which is attached to the house, situated poolside and perfect for entertaining all year round. There are also beautiful polished original floorboards and off-street parking including a lock-up garage.

**Sold by Ray in Record time 0416 385 400**

**Council Rates:** \$385/qtr (approx)

**Contact:** Andrew Merton Real Estate  
02 9837 2999

**Type:** House

**Sold Date:** 01/07/2020

**Land:** 645 Square Metres

<https://www.andrewmerton.com.au>



**Internal Area = 184**



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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to inaccuracy and should not be used as legal reference. Sizes are approximate only.

Plans shown are only indicative of layout. Dimensions are approximate.

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