



**Lethbridge Park, NSW**  
 43 Palau Crescent

**3** **1** **0**  
 BED BATH CAR

**Huge 576sqm block with a flat backyard!!**

Presentation Plus- A must to see you have to take the time to inspect this immaculate and well-presented home. Features include 3 good sized bedrooms with built-ins, neat and tidy kitchen with eating area, spacious lounge room with air conditioning and a combustion fire. Also upstairs rumpus room.

Features Include.

1. Emerton village -2.4km.
2. Holy family primary school-2.6km.
3. Emerton Public School -2.2km.
4. Lethbridge Park public school.
5. Noumea Public School.
6. Chifley Collage Shalvey campas-1.5km.
7. Popondetta Park- 2.2km
8. Willmot shops-1.9km.
9. Willmot Reserve-2.5km
10. Willmot Public school-1.8km

**\$775,000**

**Contact:** Praveen Sethi  
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 Andrew Merton  
 04331 18560

**Type:** House

**Sold Date:** 18/03/2024

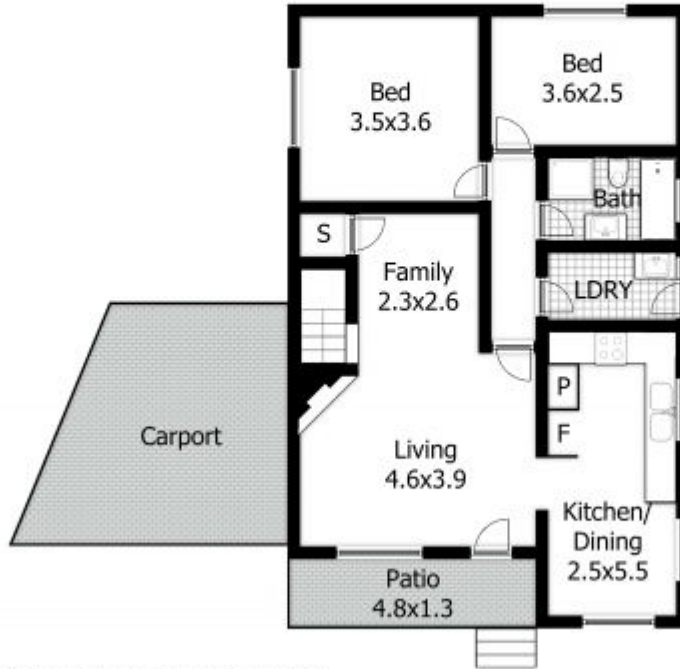
**Land:** 575Square Metres

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

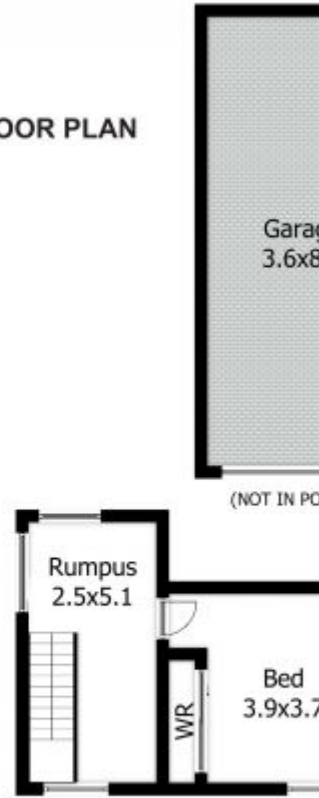
**43 Palau Cres, Lethbridge Park**

**FLOOR PLAN**

**SITE PLAN**



**GROUND FLOOR**



**FIRST FLOOR**

**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

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

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