



## 2 Mendelssohn Avenue, EMERTON, NSW 2770

"Comfort, Convenience & Flexibility – Perfect for Families or Investors"

Elders Real Estate Rouse Hill / Elders Real Estate Box Hill proudly present this beautifully appointed three-bedroom home, offering modern comfort, practical design and low-maintenance living in a convenient location - perfect for first home buyers, growing families or savvy investors.

Step inside to discover a light-filled open-plan living and dining area that creates a welcoming space for everyday living and entertaining. In addition, a separate multi-purpose room offers flexibility to be used as a second living area, TV room, home office or kids' retreat - ideal for modern lifestyles.

The modern kitchen features gas cooking, sleek cabinetry and ample storage, perfectly positioned to overlook the main living zone.

All three bedrooms are generously sized and fitted with built-in wardrobes, offering ample storage and comfortable accommodation for the whole family. The master bedroom serves as a peaceful retreat, complete with a private ensuite for added convenience. Ducted air conditioning throughout the home ensures year-round comfort, creating a relaxed and inviting living environment.

**TYPE:** For Sale

**INTERNET ID:** 39P0819

**SALE DETAILS**

**PLEASE CONTACT  
AGENT**

**CONTACT DETAILS**

**Joy Sarao**  
0490395231

With private side access to the outdoor area and a low-maintenance layout, this home presents an outstanding opportunity for first home buyers entering the market or investors seeking a quality, move-in ready asset.

#### Key Features:

- Three generously sized bedrooms, all with built-in wardrobes
- Master bedroom with private ensuite and built-in wardrobe
- Additional multi-purpose room (ideal as a second living area or TV room)
- Open-plan living and dining area
- Modern kitchen with gas cooking
- Ducted air conditioning for year-round comfort
- Solar panels for energy efficiency and reduced power bills
- Private side access to outdoor area
- Low-maintenance design
- Ideal for first home buyers or savvy investors

#### Conveniently Located:

- Emerton Shopping Centre approximately 1.0 km
- Plumpton Marketplace approximately 3.5 km
- Charlie Lowles Leisure Centre Emerton approximately 1.2 km
- Mount Druitt railway station approximately 4.5 km
- Westfield Mount Druitt approximately 4.6 km
- Mount Druitt Hospital approximately 5.2 km
- TAFE NSW Mount Druitt approximately 4.3 km
- Bus stops & schools nearby

For further information or to arrange your private inspection, please contact Joy Sarao on 0490 395 231 or Ranbir Sangha on 0412 002 953. We look forward to assisting you and welcoming you to this beautiful home.

\* Kindly note that a valid contact number is required in order for us to provide further information about this property. Enquiries submitted without a phone number will not be processed. We appreciate your understanding.

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**Other features:** Close to Schools, Close to Shops

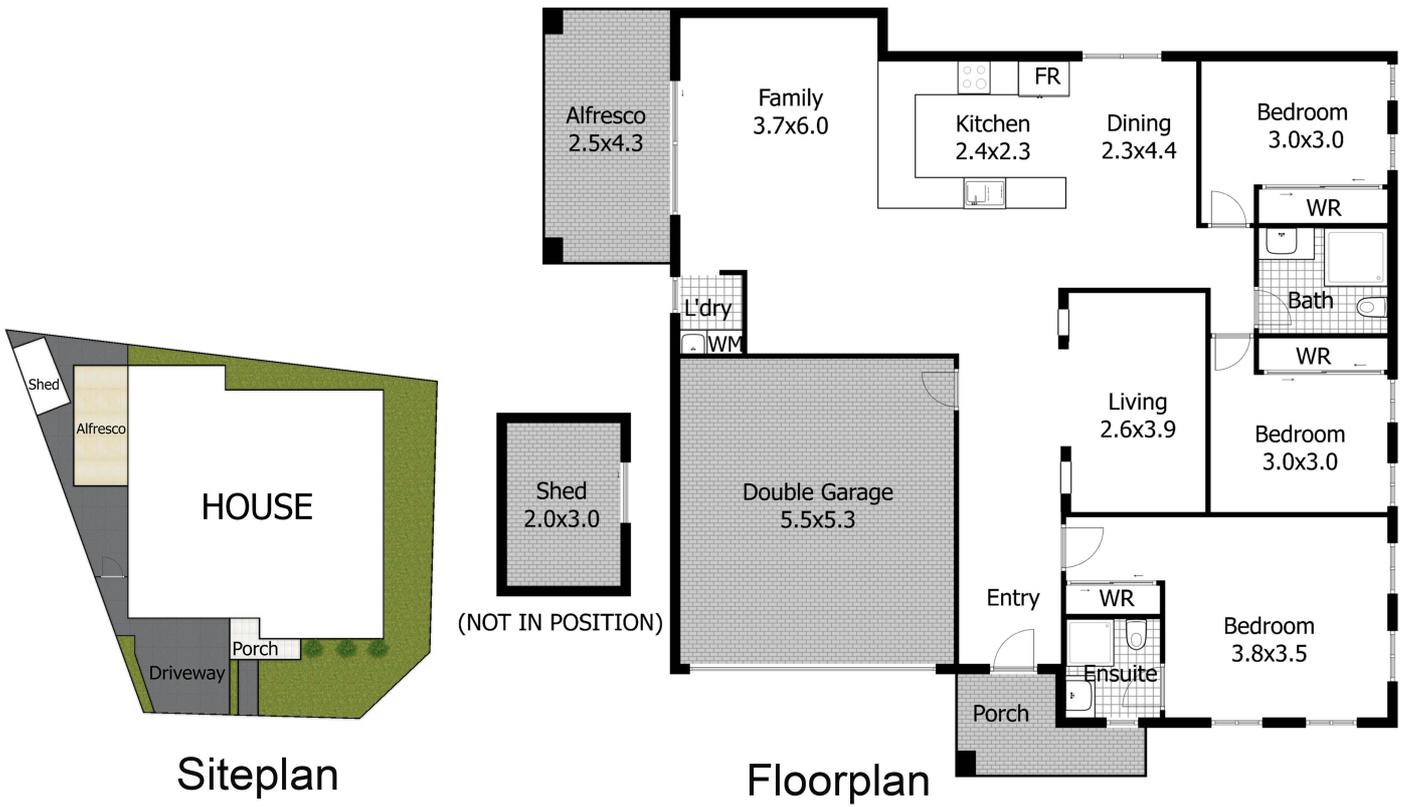
The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Floorboards









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



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 Emerton