



### 8 Emu Road Glenbrook NSW

3 1 1

**LOCATION:** Coveted village side location within a 1.1km radius (approx.) to Glenbrook village, schools, ovals, parks, BBQ facilities, lookouts, bush walks, bike trails, tennis & netball courts, cinema and rail. The size of the land & location within a National park, coupled with its proximity to Sydney (under 50min drive) makes it a very rare find in a much sought after locale.

**STYLE:** Single level cottage with Colorbond roof nestled on a level and expansive approx. 1,100sqm parcel of land (18.29m wide x 60.35m long), offering endless scope and an abundance of space to design and execute your dream Glenbrook residence. First time offered to market in 34 years.

**LAYOUT:** Uncomplicated floor plan comprising of light filled lounge & dining, 3 bedrooms, full bathroom with separate

**Type** : House  
**Price** : \$ 1,507,518  
**Land Size** : 1100 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/glenbrook/residential/house/7161444>



**Glen Power**  
02 4739 4311



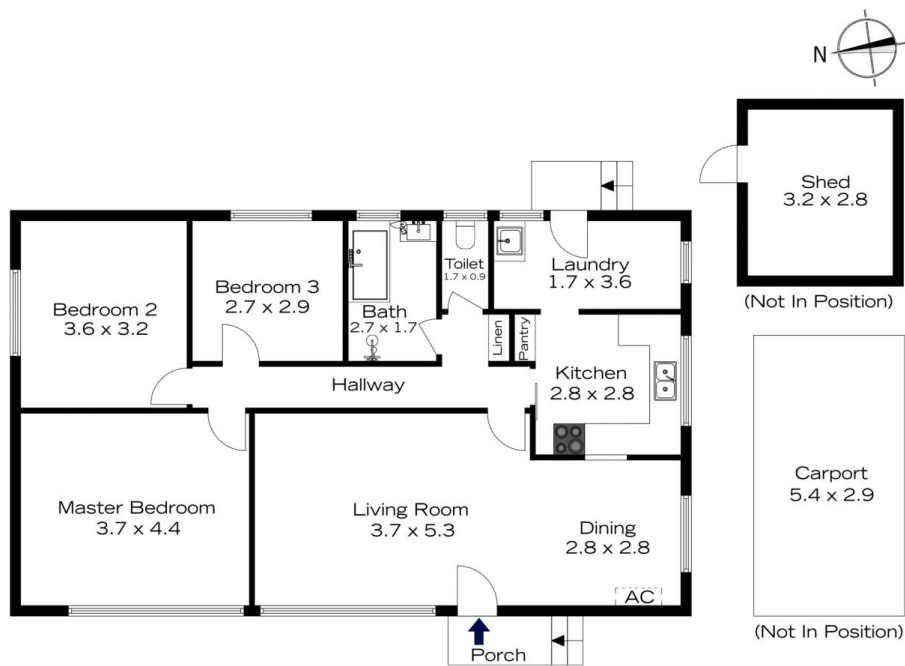
**Helen Harris**  
02 4751 8266

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## 8 EMU ROAD, GLENBROOK



**INTERNAL**  
90 m<sup>2</sup>

**EXTERNAL**  
3 m<sup>2</sup>

**TOTAL**  
93 m<sup>2</sup>



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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