



## 22 Mirrabooka Court Emu Heights NSW

4 1 3

**LOCATION-** Perfectly positioned in this prestige cul-de-sac location- High on the hill and convenient to all. Moments to local schools, parks, day care, shops and bus stops, this home will make life easy, convenient and simple.

**STYLE-** With care and a detailed approach this home is modern, fresh, stylish and really showcases distinctive features that will be appreciated by the buyer.

**LAYOUT-** With a flexible and easy to work with layout, on offer is four bedrooms, two separate living areas and a seamless connection to the rear yard. The open plan kitchen really is the focal point of the home and will suit any entertainer.

**Type** : House  
**Price** : \$ 1,160,000  
**Land Size** : 734 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/western-sydney/emu-heights/residential/house/7161449>



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# 22 MIRRABOOKA COURT, EMU HEIGHTS



**INTERNAL**  
176 m<sup>2</sup>  
**EXTERNAL**  
46 m<sup>2</sup>  
**TOTAL**  
222 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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