



# morton.

**Emu Heights** 11 Alma Crescent

4 2 4

Tucked away in a quiet cul-de-sac, this spacious family home offers a peaceful retreat, conveniently close to Emu Heights Public School, Lennox Shopping Centre, and Penrith CBD. It's perfect for those who seek both tranquility and accessibility in a family-friendly neighborhood.

- Open-Plan Living & Dining: Seamlessly flowing spaces for family gatherings and relaxation.
- Sleek Modern Kitchen: Beautifully appointed, perfect for meal prep and family dinners.
- Contemporary Bathroom: Features a luxurious bathtub, vanity, shower, and toilet.
- Master Bedroom Retreat: Triple built-in wardrobe and split-system air conditioning for ultimate comfort.
- Well-Equipped Bedrooms: Bedrooms 2 & 3 feature built-ins and ceiling fans, ideal for family or guests.
- Versatile Teenage Retreat/4th Bedroom: Complete with kitchenette, storage, and space for independent living.
- Year-Round Comfort: Large split-system air conditioning ensures comfort in every season.

## View

As advertised or by appointment

## Agents

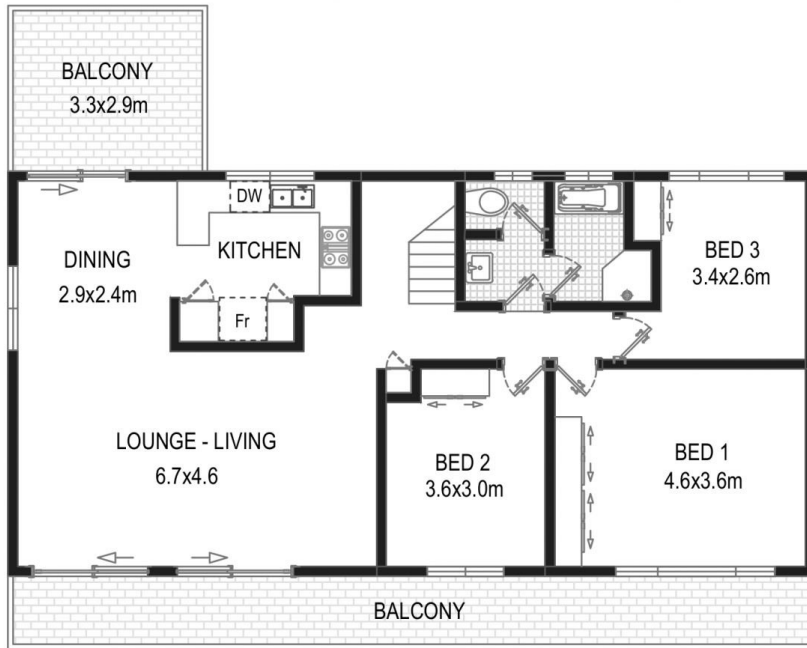
### Jamie Bae

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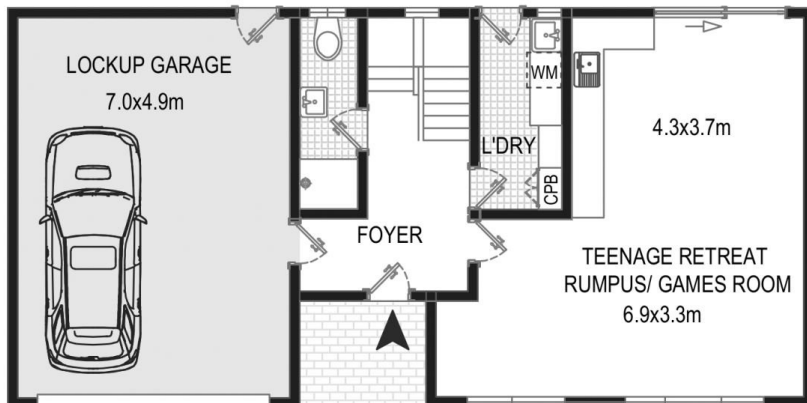
### Georgia Sanders

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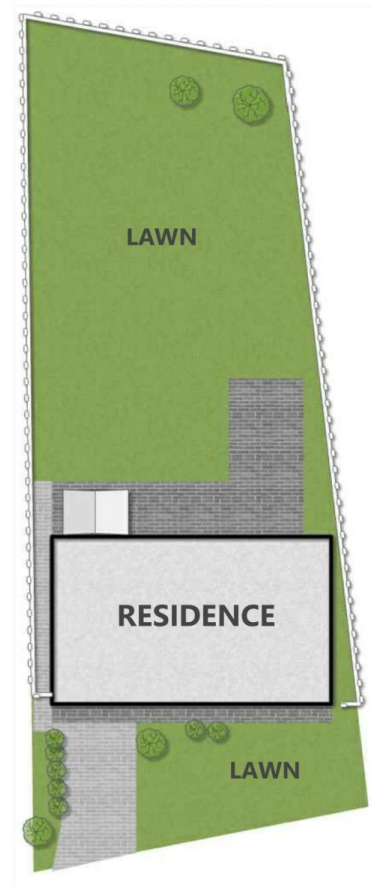
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**FIRST FLOOR**

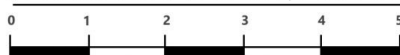


**GROUND FLOOR**



APPROX. INT. AREA : 154m<sup>2</sup>  
 APPROX. EXT. AREA : 29m<sup>2</sup>  
 TOTAL AREA INCLUDING CAR SPACE AND BALCONY : 183m<sup>2</sup>  
 LAND SIZE : 756m<sup>2</sup>

**11 ALMA CRESCENT, EMU HEIGHTS**



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Please note these measurements are approximate only. The plans are intended as a rough guide for illustrative purpose. It is not warranted or guaranteed to be correct nor it is part of the sale or rental contract.