



7 Emerald Place Grays Point, NSW



4



2



2

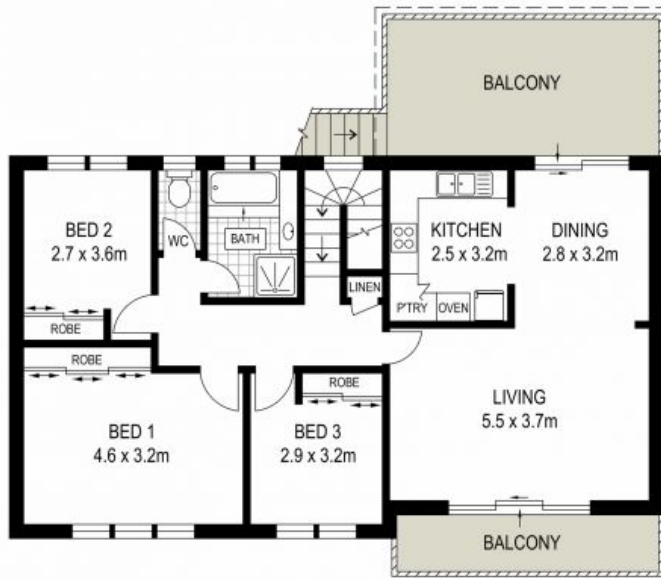
### Family Entertainer

- Large, inviting foyer with double entry doors featuring beautiful leadlight panels
- Integrated family and dining room flowing on to a covered alfresco patio
- Ground floor bedroom, with outdoor access and separate bath, perfect for guests, home office or rumpus
- Four bedrooms, with leafy outlooks and built-in wardrobes two with a/c and ceiling fans
- North-facing back yard with sparkling inground pool, and multiple grassed areas
- Double garage with workshop and drive through rear yard access, perfect for boat or caravan
- Floating timber flooring, leadlight feature windows, high ceilings, gas point in living room and on balcony

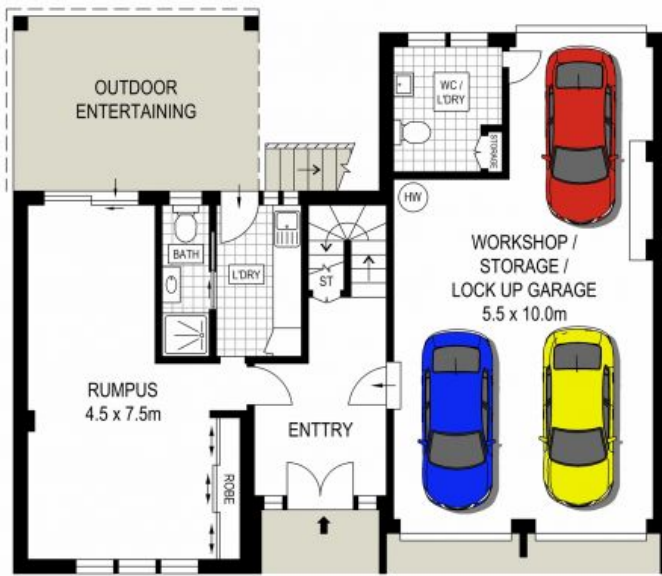
**Price:** \$1250000

**Council Rates:** \$372.00 p/q

**Water Rates:** \$140.00 p/q



**FIRST FLOOR**



**GROUND FLOOR**



**SITE PLAN  
(NOT TO SCALE)**



DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.