



## 98 River Road Emu Plains NSW

4 2 4

From the comfort of your private balcony or from the vantage point on the front verandah, you and your family will enjoy the peaceful ambience that only a water view can provide. This executive residence showcases open plan living complimented by a host of features that will make you the envy of your friends.

- \*Master suite with ensuite + private balcony
- \*Formal lounge room that captures stunning river views
- \*Renovated kitchen + island bench
- \*Timber flooring
- \*Sunken rumpus room + views of the in ground pool
- \*Substantial covered entertaining area
- \*Modern bathrooms

**Type** : House  
**Land Size** : 834 sqm  
**View** : <https://www.aitkenre.com.au/8057429>

[For full version visit the website](https://www.aitkenre.com.au)



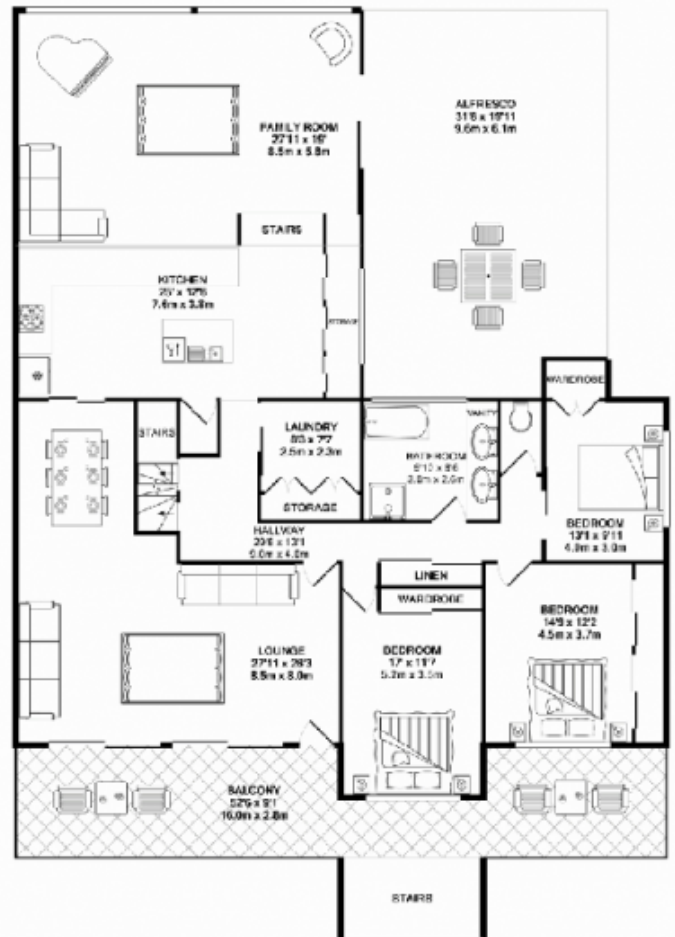
GROUND FLOOR  
APPROX FLOOR  
AREA 1851 SQ. FT.  
(106.6 SQ. M.)



FIRST FLOOR  
APPROX FLOOR  
AREA 361 SQ. FT.  
(31.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 5657 SQ. FT. (520.5 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan, complete responsibility for any errors, omissions, errors and/or other items not appropriate and/or responsibility for any other errors or omissions is not assumed. This plan is for illustrative purposes only and should be used in conjunction with the actual floor plan and/or other documents. The actual floor plan and/or other documents may vary from the floor plan and/or other documents shown on this floor plan.



SECOND FLOOR  
APPROX FLOOR  
AREA 1045 SQ. FT.  
(96.9 SQ. M.)