

NEPEAN RIVER



**49 Westbank Avenue Emu Plains NSW**

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If you've been looking for a sizable home on over 800 sqm of land in this ever popular triangle of Emu Plains than you wont want to miss this opportunity! Offering four bedrooms with an ensuite to the main, a formal lounge and dining area, third toilet and shower plus a double garage under the main roof with internal access. Positioned moments from the Nepean River, Westbank Ave is revered as one of emu plains best streets, so dont delay and book an inspection today!

**Type** : House  
**Land Size** : 828 sqm  
**View** : <https://www.aitkenre.com.au/8057955>

- \* 828M2 Corner Block
- \* Ducted Air conditioning
- \* Double Garage
- \* Sought after Location
- \* Walking distance to station

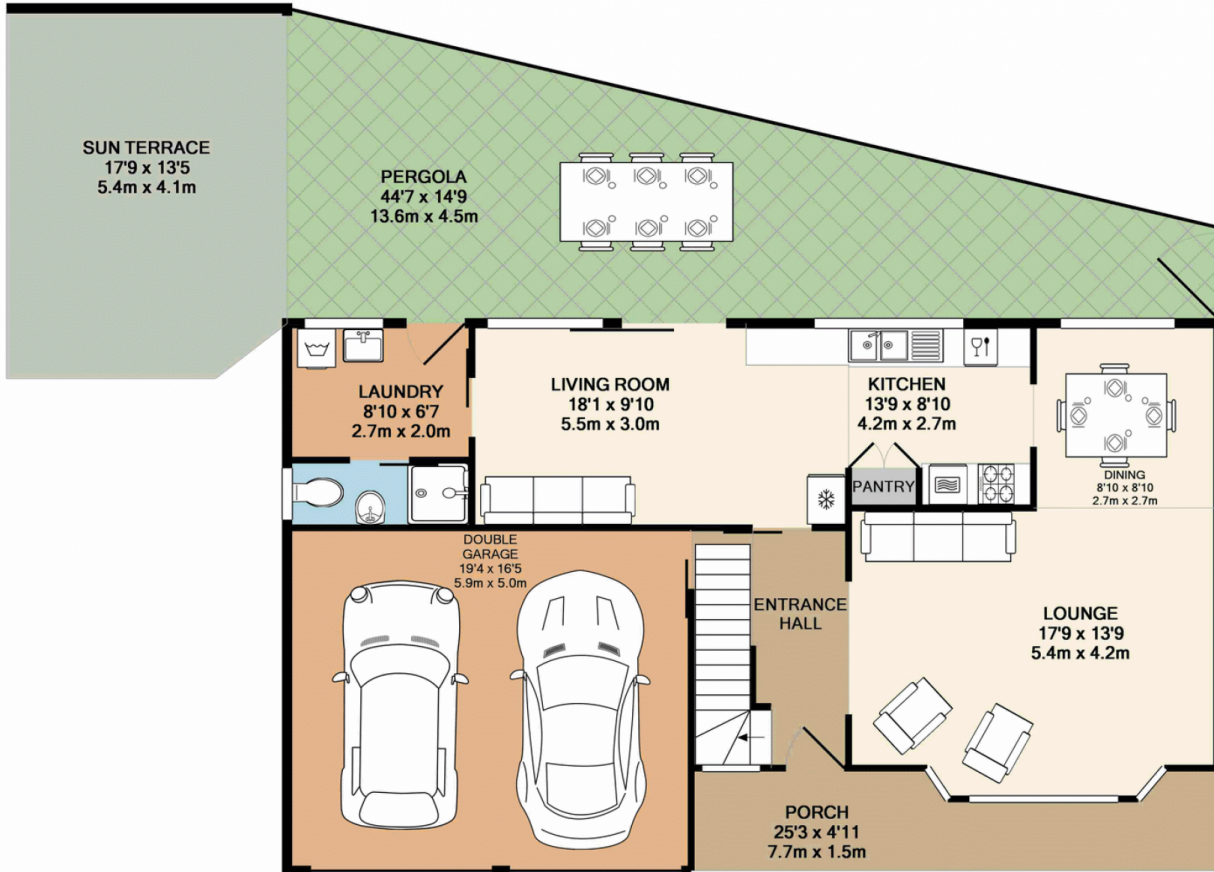


**Andrew Lia**  
02 4735 2121



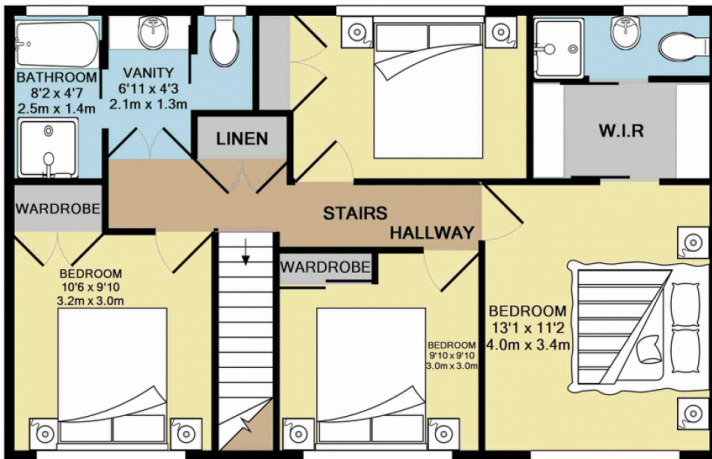
**Dillon Blundell**  
02 4732 5055

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



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR

