



**45 Sheppard Road Emu Plains NSW**

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If the party's a flop - you can't blame the venue! Embrace the contemporary facade as you pull into the driveway of this executive residence. Occupying just over 700 sqm of prime land, this bespoke home will make you the envy of your friends. Social gatherings can be hosted under the alfresco dining at the rear or casually enjoyed in the surrounds of the bar/rumpus room. Bi-folding doors aid in allowing an abundance of natural light to filter in and seamlessly combine the internal and external living zones. Tastefully renovated throughout - a private viewing is a must to experience this exciting opportunity.

- + Five genuine bedrooms
- + Optional media/rumpus room
- + Lavish Swim Spa

**Type** : House  
**Land Size** : 701 sqm  
**View** : <https://www.aitkenre.com.au/8058108>



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



While 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 misstatement. 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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