



## 96 River Road Emu Plains NSW

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Stretching over two levels with an array of living zones, entertaining areas, bedrooms and bathrooms all contained within a double-brick and concrete shell. There are built-in robes, a walk-in robe to the master and three additional bedrooms each with their own retreat. The substantial balcony provides glorious views of the Nepean River and provides a wonderful place for social gatherings. The central location of the yard can be accessed via sliding doors from a number of rooms providing cross ventilation and airflow. Solid in construction contemporary in design.

- + Renovated throughout
- + Ducted A/C + Security system
- + Theatre Room + Gymnasium
- + Indoor swim spa

**Type** : House  
**Land Size** : 835 sqm  
**View** : <https://www.aitkenre.com.au/8058297>



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



**First Floor**



**Ground Floor**

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This floor plan and/or site plan is an approximation for illustration purposes only.  
All measurements are approximate and not guaranteed to be exact or to scale.  
Interested parties should confirm measurements by their own means.