



## 2 Emily Avenue Emu Plains NSW

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This faultless example of elegance has been made available for the first time since completion. The attention to detail is remarkable, the inclusions list is extensive and the quality of workmanship seldom seen. Positioned in a tightly held precinct moments from the Nepean River.

- + Wonderfully high ceilings
- + Stunning flooring throughout
- + The comfort of ducted air conditioning
- + Generous servings of living space
- + Powder room
- + Spa + spacious alfresco zone
- + Manicured gardens
- + Solar panels

**Type** : House  
**Land Size** : 753 sqm  
**View** : <https://www.aitkenre.com.au/8058401>



**David Reeves**  
02 4735 2121



**Andrew Lia**  
02 4735 2121

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

Ground floor  
331.8 sq.m. approx.



 **Jim Aitken**  
Partners

TOTAL FLOOR AREA: 331.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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