






### 3 Strathdon Road Emu Heights NSW

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Ideally nestled in what could be described as a residents only precinct is a substantial home that will appeal to the astute buyer. The extensive use of timber compliments a warm and inviting interior that's superbly appointed throughout. The luxurious lifestyle extends to the rear grounds that encompasses the pool, alfresco zone and family friendly grassed yard.

- + Renovated cooking quarters | island bench
- + Various access points to elevated balcony
- + Multiple split system Air Conditioning | ceiling fans
- + Optional study | office on both levels
- + Internal and external downstairs guest'd toilet
- + Detached studio | hobby room with bathroom
- + Expansive alfresco zone overlooking sparkling pool

**Type** : House  
**Price** : \$ 1,188,000  
**Land Size** : 796 sqm  
**View** : <https://www.aitkenre.com.au/8058443>



**David Reeves**  
02 4735 2121



**Dillon Blundell**  
02 4732 5055

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

Ground floor  
243.6 sq.m. approx.



1st floor  
104.7 sq.m. approx.



**Jim Aitken**  
Partners

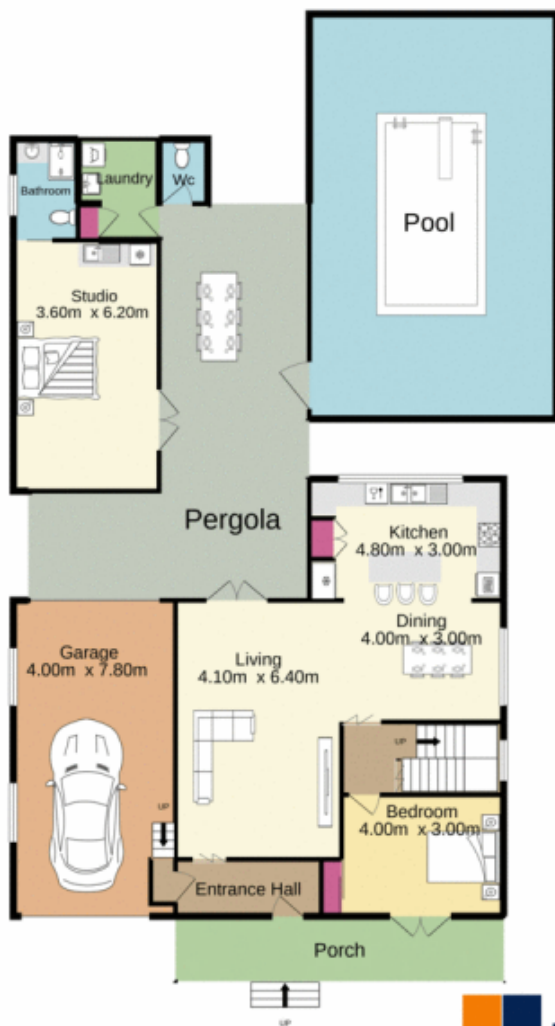
TOTAL FLOOR AREA: 348.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only, and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency over the years.  
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+ Partners

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