

**63 Yodalla Avenue Emu Plains NSW**

4 2 2

Proudly standing moments from the banks of the Nepean River is a wonderful opportunity for you to relocate to a Blue Ribbon location. Larger than what can be seen from the street, you will need an inspection to understand the lifestyle on offer!

- + Generous servings of formal and informal living spaces
- + Glorious alfresco zone overlooking grassed yard
- + 600m to Lennox Shopping Centre (approx)
- + 900m to Primary Schools (approx)
- + 100m to Hunter Fields (approx)
- + 350m walk to the Nepean River (approx)
- + 2kms to Train Station (approx)

We are excited to announce that you can now inspect our

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

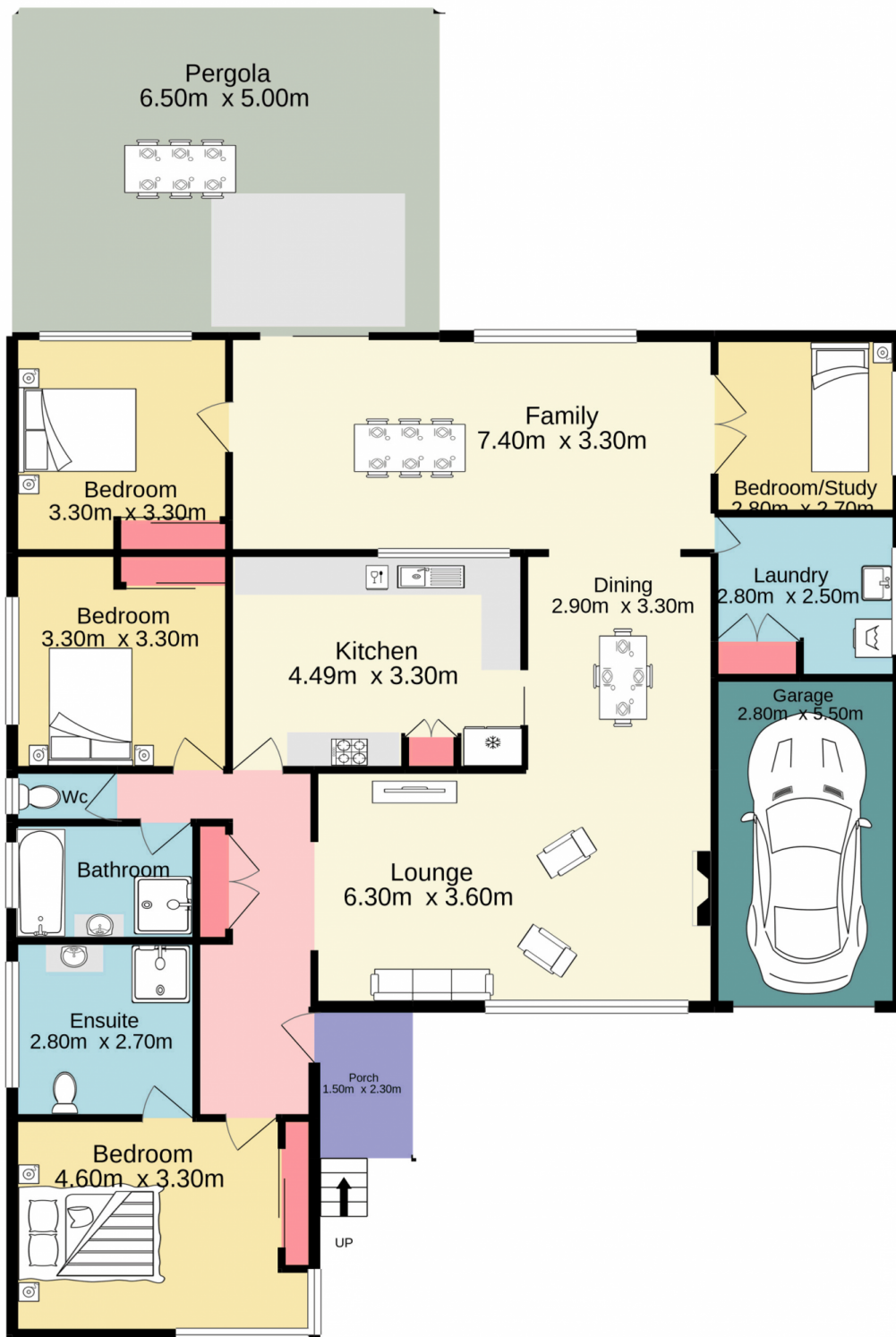
**Type** : House  
**Land Size** : 645 sqm  
**View** : <https://www.aitkenre.com.au/8058599>



**David Reeves**  
02 4735 2121



**Dillon Blundell**  
02 4732 5055



# Jim Aitken Partners

TOTAL FLOOR AREA : 192.8 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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