

### 33 Westbank Avenue Emu Plains NSW

3  1  14 

Just shy of the quarter acre this rare opportunity incorporates a traditional size home on an extraordinary size block! With lock up parking for at least 6x vehicles and ample grassed yard remaining, this really is the needle in the haystack.

- + Genuine timber flooring
- + Covered alfresco space
- + Massive detached shed
- + Sprawling corner block position
- + Approx 140m to banks of Nepean River
- + Approx 1200m to Woolworths | Aldi
- + Approx 1500m to Train Station

You can inspect our properties at both open homes and by

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

**Type** : House  
**Land Size** : 999 sqm  
**View** : <https://www.aitkenre.com.au/8058733>

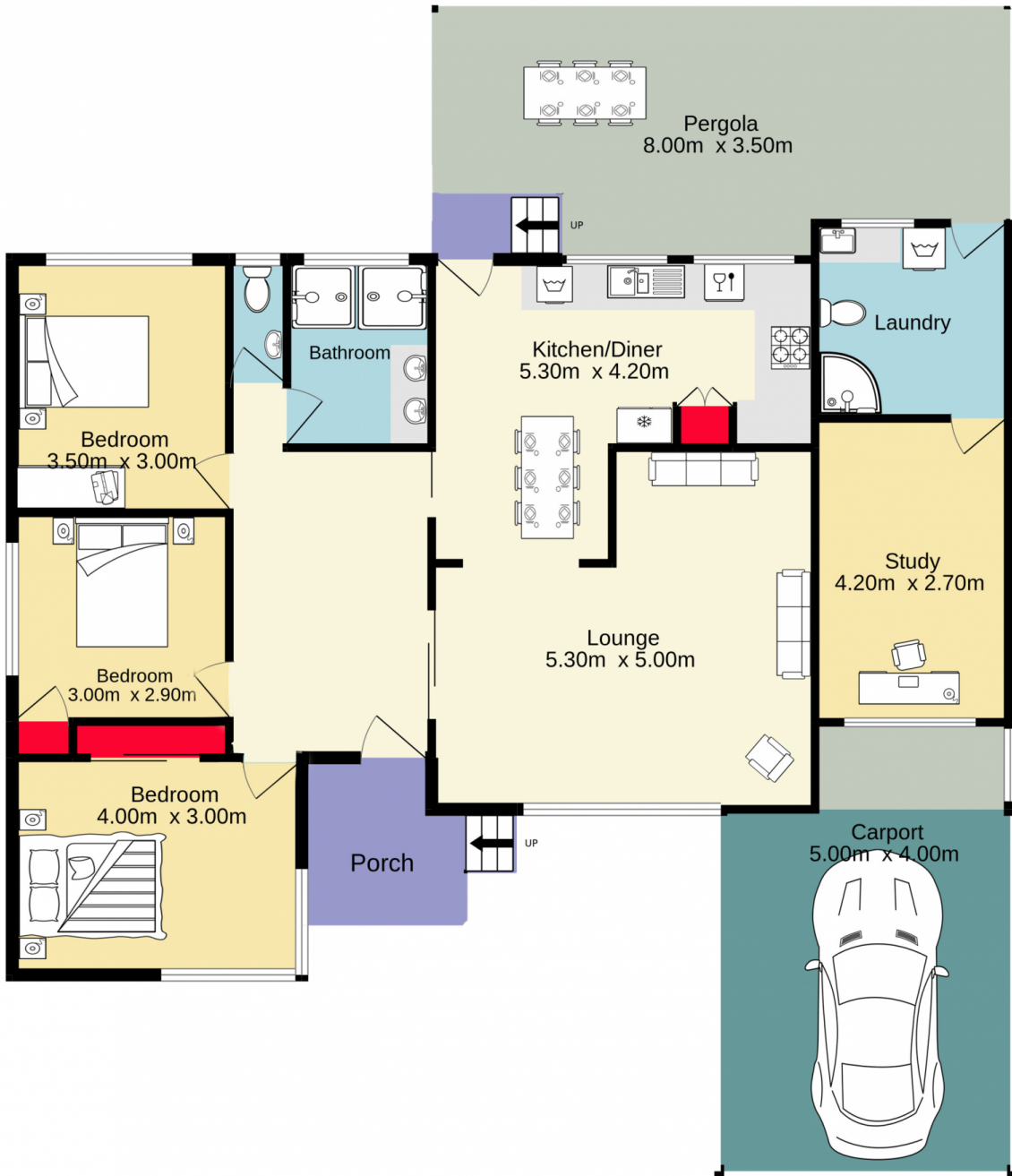


**Andrew Lia**  
02 4735 2121



**Dillon Blundell**  
02 4732 5055

Ground floor  
159.0 sq.m. approx.



TOTAL FLOOR AREA : 159.0 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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