



17 Nepean Street Emu Plains NSW

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Beyond the classic Emu Plains facade, this much loved home is ready for a new family to create cherished memories. Improved over the years the residence will suit the owner occupier or astute investor. Position perfect, this blue ribbon location is popular among locals for it's proximity to the areas many attractions.

- + The comfort of ducted air conditioning
- + Meticulously maintained
- + Established & manicured gardens
- + Approx 600m to Woolworths | Specialty Shops
- + Approx 150m to Sporting field
- + Approx 650m to Primary Schools
- + Approx 400m to the Nepean River

Type : House
Land Size : 562 sqm
View : <https://www.aitkenre.com.au/8058762>



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



Jim Aitken
Partners



TOTAL FLOOR AREA : 148.2 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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