






37 Westbank Avenue Emu Plains NSW

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Proudly standing moments from the banks of the Nepean River is a wonderful opportunity for you to relocate to a Blue Ribbon location surrounded by quality homes. Enjoying original features and in need of some love, this is a great example of an Emu Plains classic in one of the areas most desirable streets.

- + Ensuite to main
- + Family friendly yard
- + 600m to Lennox Shopping Centre (approx)
- + 750m to local High School (approx)
- + 650m to Hunter Fields (approx)
- + 180m to the Nepean River (approx)
- + 1000m to Train Station (approx)

Type : House
Land Size : 910 sqm
View : <https://www.aitkenre.com.au/8058763>

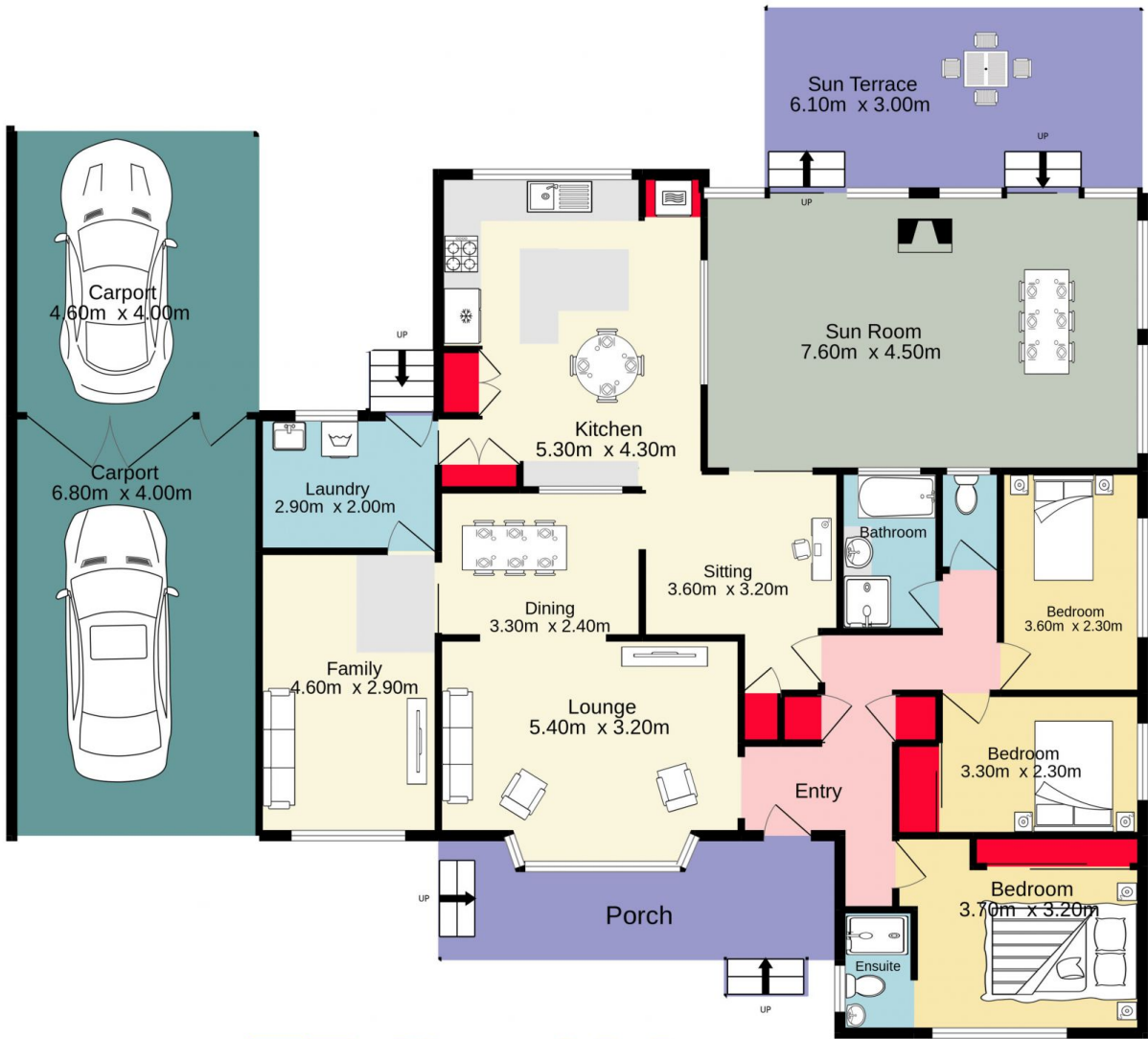


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[For full version visit the website](https://www.aitkenre.com.au)



 **Jim Aitken**
Partners



TOTAL FLOOR AREA : 201.7 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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