



**20 River Road Emu Plains NSW**

4 2 2

Proudly positioned on the banks of the Nepean River is an inviting home that offers all the things you would expect in this exclusive price range. The floor plan combines four bedrooms, two modern bathrooms and spacious living areas. The stunning timber kitchen is a visual delight, as are the views from the two elevated balconies. The huge detached triple garage will satisfy your storage needs and the family friendly yard will please your children and pets.

Regatta Park upgrade:  
<https://www.penrithcity.nsw.gov.au/building-development/re-vitalise-penrith/regatta-park>

- + Combination of bedrooms & bathrooms on both levels
- + Split system air conditioners | ceiling fans

[For full version visit the website](#)

**Type** : House  
**Price** : \$ 1,650,000  
**Land Size** : 816 sqm  
**View** : <https://www.aitkenre.com.au/8058815>

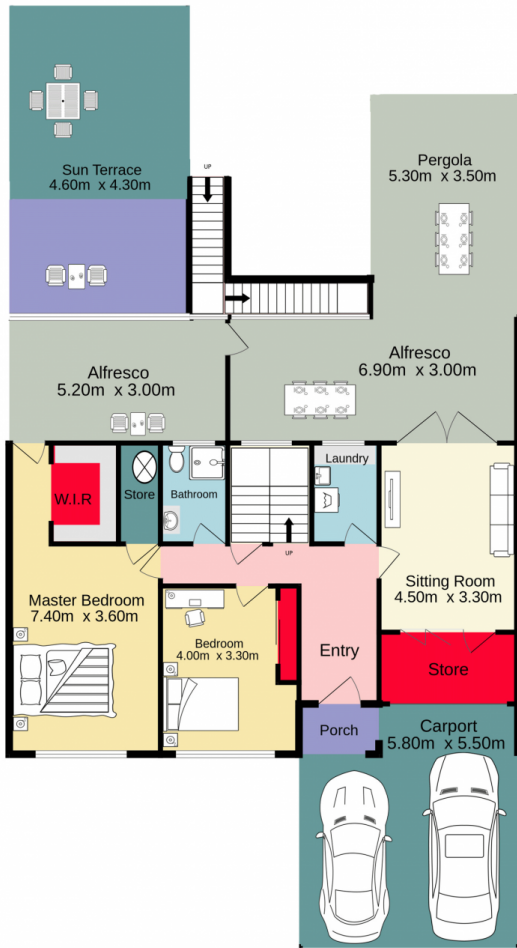


**David Reeves**  
02 4735 2121

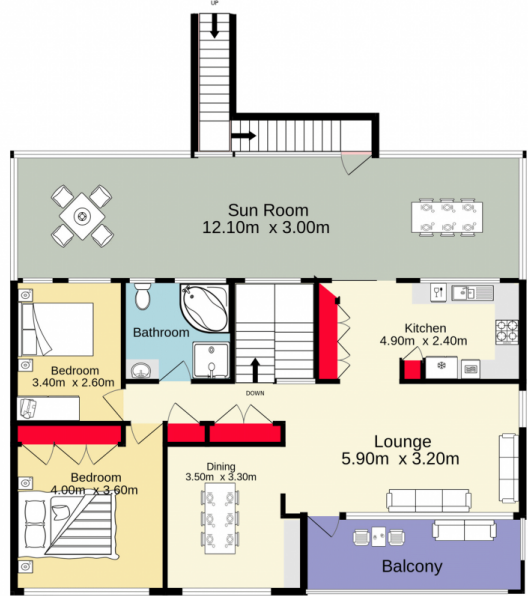


**Andrew Lia**  
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Ground floor  
191.9 sq.m. approx.



1st floor  
122.5 sq.m. approx.



TOTAL FLOOR AREA : 314.5 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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