

**96 River Road Emu Plains NSW**

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Nestled in the heart of tranquility, we proudly present an architectural masterpiece that redefines opulent living. This extraordinary house offers a lifestyle of grandeur, sophistication, and comfort, making every day a celebration.

**Type** : House  
**Land Size** : 835 sqm  
**View** : <https://www.aitkenre.com.au/8058898>

- + With an abundance of space both inside and out, every corner of this home boasts an expansive layout that welcomes you to indulge in luxury.
- + Make a grand entrance every time you step into your home. The sweeping staircase is not just a functional element but a statement of elegance.
- + Marvel at breathtaking river views from the elevated balcony. Let the soothing river breeze greet you as you sip your morning coffee or unwind after a long day.



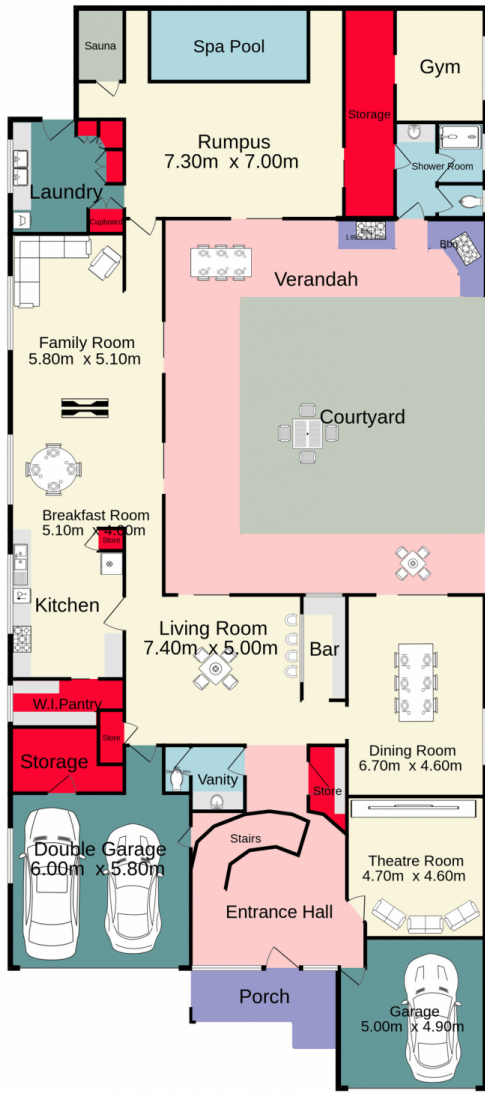
**David Reeves**  
 02 4735 2121



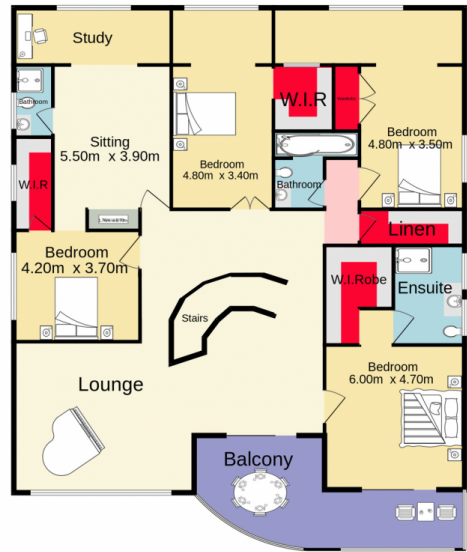
**Andrew Lia**  
 02 4735 2121

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

Ground floor



1st floor



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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