






### 1 Koloona Drive Emu Plains NSW

4  2  8 

Welcome to your dream home! This impeccably designed residence boasts a commanding street presence with its striking modern faade. Expertly transformed to provide a lavish lifestyle, this two-level masterpiece offers the perfect blend of elegance and comfort. Spread across two expansive levels, this home ensures ample space for your family's needs. Enjoy the stunning timber floors that add warmth and character to every room, and stay comfortable in all seasons with ducted air conditioning throughout the home. The sleek, state-of-the-art kitchen serves as the centerpiece of the home, perfect for both everyday meals and entertaining guests. Host unforgettable social gatherings poolside, relax alfresco under the covered area, or unwind and enjoy the serene views from the charming front verandah. Experience the epitome of modern living in

**Type** : House  
**Land Size** : 648 sqm  
**View** : <https://www.aitkenre.com.au/8058907>



**David Reeves**  
02 4735 2121



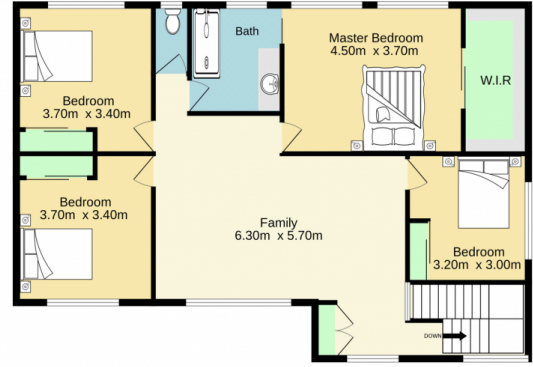
**Andrew Lia**  
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[For full version visit the website](https://www.aitkenre.com.au)

Ground floor  
219.2 sq.m. approx.



1st floor  
101.5 sq.m. approx.



TOTAL FLOOR AREA : 320.7 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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