



**97 Koloona Drive Emu Plains NSW**

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Immerse yourself in the epitome of comfort and style with this stunning residence that seamlessly combines modern living with the convenience of single story living.

**Type** : House  
**Land Size** : 400 sqm  
**View** : <https://www.aitkenre.com.au/8058966>

+ Discover the benefits of ample storage and effortlessly organise yourself with built-in wardrobes in every bedroom.

+ Enjoy year-round comfort with ducted air conditioning that ensures the perfect temperature throughout the home. Say goodbye to extremes and hello to a cozy and inviting atmosphere in every room.

+ Elevate your living space with exquisite and durable floor coverings that not only captivate the eye but also provide a practical.

+ Indulge in the sophistication of a modern bathroom and



**David Reeves**  
02 4735 2121



**Xavier Whalen**  
02 4735 2121

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



TOTAL FLOOR AREA : 119.3 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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