



**45 NEPEAN Street Emu Plains NSW**

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Positioned in close proximity to the Lennox shopping centre, the many great local cafe's Emu plains has to offer, a choice of great schools and of course the highly regarded Nepean river walk stands this stunning family home. Benefitting from a family friendly floorplan that offers a choice of indoor and outdoor living zones as well as tasteful updates throughout. This home and lifestyle package is sure to please and is one not to be missed. Call us today for more information or for your own private inspection!

- + Ducted air conditioning, for year round comfort
- + Ceiling fans to all bedrooms
- + Built in robes to all bedrooms
- + Ensuite to the master bedroom
- + Stainless steel kitchen appliances

**Type** : House  
**Building Size** : 116 sqm  
**Land Size** : 696 sqm  
**View** : <https://www.aitkenre.com.au/8058978>



**David Reeves**  
02 4735 2121



**Andrew Lia**  
02 4735 2121

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



 **Jim Aitken**  
Partners



TOTAL FLOOR AREA : 169.9 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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