

# 4 Riverbank Drive, Emu Heights, NSW, 2750



property

## House For Sale

Tuesday, 1 October 2024

4 Riverbank Drive, Emu Heights, NSW, 2750

**Bedrooms: 4**

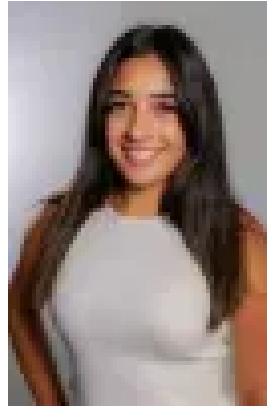
**Bathrooms: 3**

**Parkings: 3**

**Type: House**



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## PRIVILEGED POSITIONING - DIRECT RIVER ACCESS - RELAXED FAMILY HOME!

### KEY FEATURES

Four bedroom home offering three bathrooms, open plan feel spanning over two spacious levels.

The kitchen offers a built in coffee machine, integrated fridge, waterfall stone benches, two ovens, breakfast bar & fantastic storage.

The main bedroom is complete with its own gorgeous views of the river & offers an ensuite & hidden walk thru robe.

On the lower level you will find the outstanding theatre room, versatile games area, home office, laundry & guest retreat - with direct access to the rear.

Step outside to your outdoor oasis - comprising of a covered patio, fire pit area, 11 metre concrete in-ground swimming pool with feature mosaic tiles & uninterrupted river views PLUS your own private cabana perfect for outdoor living.

The beautifully established landscaped gardens are meticulously maintained & feature lush greenery.

Other features include: Triple garage, ducted a/c (entry level) & split system s/c (lower level), gas fireplace, ceiling fans, high ceilings, electric blackout shutters, part wrap around veranda to enjoy the river views & herb & veggie patches.

Situated approximately 8 kms into Penrith CBD, 1.5 kms to Emu Heights Public School & just over 5 kms to Emu Plains Station.

Block size: 5,549m<sup>2</sup> - 1.3 acres (approx)

### WHAT WE LOVE MOST

For us, its simply the location you cannot beat!

The river is appealing to watch, the birdlife that visits regularly such as pelicans, swans & cranes. Pop a line in for a fish, or the kayak for a paddle.

The warmer months you will see yourself enjoy entertaining, swimming in the pool & having a bbq with friends & family.

You'll also find yourself conveniently located not far from reputable schools, shopping centres, public transport options, making daily commutes & errands a breeze.

This exceptional property combines modern luxury with practicality, making it the perfect family home.

Don't miss your chance to experience riverside living at its finest.

Disclaimer: We have been furnished with the above information, however, Merrick Property Group gives no guarantees or undertakings concerning the accuracy, completeness or up-to-date nature of the information provided.

All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.