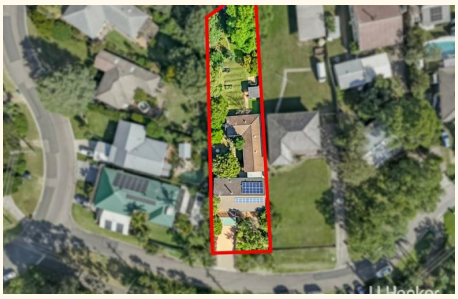

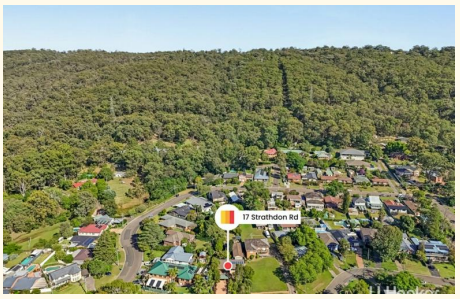

17 Strathdon Road, Emu Heights

Spacious Dual-Living Opportunity on 1,296sqm (approx) Near the Nepean River

Set in a tightly held pocket of Emu Heights, this expansive 1,296sqm (approximately) property delivers space, flexibility, and lifestyle in equal measure—just moments from the scenic Nepean River.

The main residence offers a comfortable and practical layout suited to growing families. Three well-sized bedrooms are serviced by a central bathroom, while a separate living area provides a cosy space to relax. At the heart of the home, a generous kitchen and dining zone brings everyone together, offering ample room for everyday living and entertaining. An internal laundry with additional toilet adds functionality, and the covered front porch creates a welcoming spot to enjoy the peaceful surroundings.

Privately positioned, the second residency adds significant versatility to the property. Ideal for extended family, guests, or rental income, it features two bedrooms with built-in wardrobes, a light-filled open-plan living and dining area, a well-equipped kitchen, and a combined bathroom and laundry. An adjoining pergola enhances the space, perfect for relaxed outdoor living.

5 3 3

FOR SALE
$1,250,000 - $1,320,000

VIEW
By Appointment

AGENTS
Tony Liras
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AGENCY
LJ Hooker Penrith
(02) 4732 2322

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The true highlight is the substantial elevated 1,296sqm (approx) block, offering wide open space, established greenery, and a sense of privacy rarely found. There is plenty of room for children and pets to play, while still allowing scope for future enhancements. Ample parking and storage are provided with a large garage, additional storage area, and a generous carport.

Located just a short distance from the Nepean River's walking trails, parks, and recreational areas, this property combines natural beauty with everyday convenience. Schools, shops, and transport are all within easy reach, making it an ideal setting for families and investors alike.

Offering a rare combination of land size, dual-living potential, and a sought-after riverside location, this is an outstanding opportunity to secure a versatile property in one of Emu Heights' most appealing pockets.

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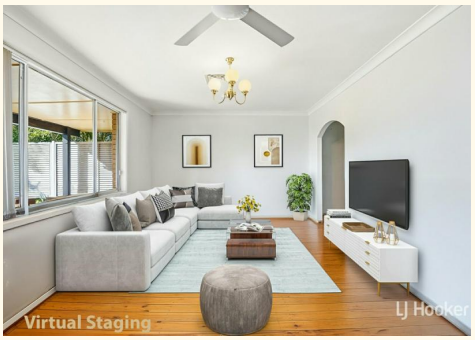

MORE DETAILS

Property ID	1R12F70
Property Type	House
Land Area	1296 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Balcony
	Deck
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Hot Water

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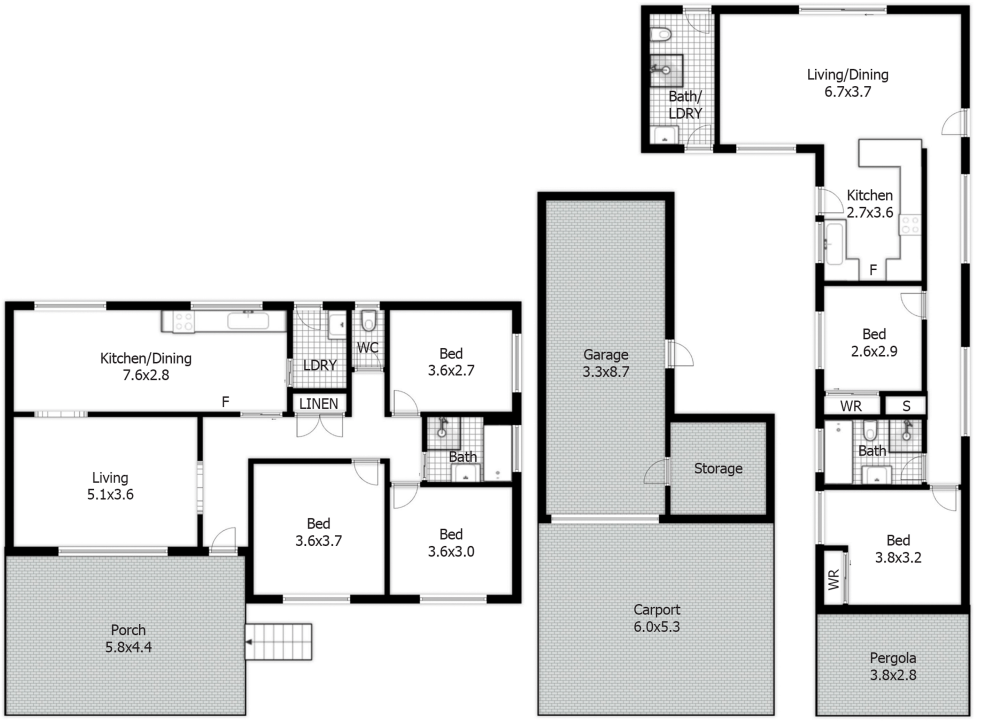
SITE PLAN



MAIN HOUSE LOWER LEVEL SECOND DWELLING

FLOOR PLAN

DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The Marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

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