



#### 46 Emu Road Glenbrook NSW

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**LOCATION** - A sanctuary of privacy & privilege in the location of a lifetime. Nestled on an allotment that has the ambiance of a Dural or Bowral lifestyle feel. Set on a rare 2353sqm block with rear access backing to Darks Common. Moments to local City & escarpment lookouts, bush walks, Lapstone public school, tennis, local oval, childrens playground, netball courts. Walk to rail, bus and Village centre.

**STYLE** - Breathtaking single level Hamptons homestead. Brand new luxurious lifestyle residence with grand dimensions, & high end feel throughout. An array of sumptuous living & entertaining precincts for every occasion, with pool views from multiple rooms. A focus on seamless transitions creating a natural indoor/outdoor flow.

**Type** : House  
**Price** : \$ 3,200,000  
**Land Size** : 2352 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/glenbrook/residential/house/7303566>



**Milton Player**  
02 4739 4311



**Glen Power**  
02 4739 4311

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

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



**INTERNAL**  
345 m<sup>2</sup>

**EXTERNAL**  
156 m<sup>2</sup>

**TOTAL**  
501 m<sup>2</sup>



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