



44 Gwandalan Street, Emu Plains

## Rare Opportunity in Emu Plains

Matthew O'Farrell from LJ Hooker Penrith is pleased to welcome 44A & 44B to the market -- a rare dual-income opportunity in the heart of Emu Plains.

Set on a generous large corner block in a quiet, family-friendly streetscape, this recently renovated 3-bedroom home with a spacious 2-bedroom granny flat offers outstanding versatility, privacy, and income potential.

Perfectly positioned just a stone's throw from local schools, Emu Plains Shopping Centre, and the beautiful Nepean River, this property delivers everyday convenience with a relaxed suburban feel. With quick and easy access to the M4 on and off ramps, commuting is effortless.

The main 3-bedroom residence has been tastefully renovated throughout, offering comfort and a move-in-ready lifestyle. The large 2-bedroom granny flat features its own separate access and faces the adjoining street, creating excellent privacy between both dwellings. This setup is ideal for investors, extended family living, or owner occupiers looking to secure a second income to help pay off the mortgage sooner.

5 2 0

### FOR SALE

Expression of Interest

### VIEW

Sat 21st Feb @ 10:00AM - 10:30AM

### AGENTS

Matthew O'Farrell  
0415115415  
mofarrell.penrith@ljhooker.com.au

### AGENCY

LJ Hooker Penrith  
(02) 4732 2322

Opportunities like this are rarely offered, combining lifestyle, location, and strong investment potential in one complete package. Whether you're an investor, growing family, or buyer seeking an additional income, this is a property not to be missed.

Contact Matthew O'Farrell - LJ Hooker Penrith today to arrange your inspection.

#### MORE DETAILS

Property ID	1QYHF70
Property Type	House
Land Area	659 m2
Including	Air Conditioning Deck Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

