

## Wetherill Park, 42 Emerson and 53 Shakespeare St

EXECUTOR'S ORDERS ARE TO SELL

Two adjoining properties being offered individually. Buy one or both and develop further. Tightly held and last traded in 1942, the families decision is to sell and to move forward. Prime hilltop location, surrounded by superb homes. Every amenity is at your fingertips, including multiple shopping centres, including Stocklands Wetherill Park, Hospital, Schools, bus at door + Tway is nearby, Wetherill Park TAFE, golf course, and sporting fields are also in close proximity.

OFFERS AND SETTLEMENT TERMS MAY BE DISCUSSED PRIOR TO AUCTION.

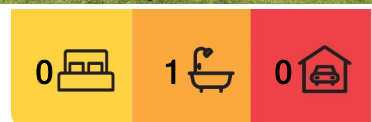
Opportunities like this are rare.

(LOT 15) 53 SHAKESPEARE STREET WETHERILL PARK :

657m2 vacant block of land. Dimensions 15.26m/16.29m x 42.5m (approx). Design and



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/C7YHUC](http://ljhooker.com.au/C7YHUC)

**Contact**  
**Graham Ball**  
0412 778 855  
[graham.ball@ljhooker.com.au](mailto:graham.ball@ljhooker.com.au)

**LJ Hooker Edensor Park | Green Valley**  
**(02) 9823 8888**



build your brand new residence on this oversized, rear-sunny, north-facing block.

(LOT 14) 42 EMERSON STREET WETHERILL PARK :  
1161m2, elevated, clear corner block with a 33.5m wide frontage plus an existing brick veneer well presented residence, suitable for owner occupier, investor or developer. WILL BE SOLD!!

## More About this Property

Property ID	C7YHUC
Property Type	House

**Graham Ball 0412 778 855**  
Senior Sales Executive | [graham.ball@ljhooker.com.au](mailto:graham.ball@ljhooker.com.au)

**LJ Hooker Edensor Park | Green Valley (02) 9823 8888**  
Shop 8, 207-215 Edensor Road, Edensor Park Plaza, EDENSOR PARK NSW 2176  
[edensorpark.ljhooker.com.au](mailto:edensorpark.ljhooker.com.au) | [edensorpark@ljhooker.com.au](mailto:edensorpark@ljhooker.com.au)



53 Shakespeare Street Wetherill Park 2164



42 Emerson Street Wetherill Park 2164



42 Emerson Street Wetherill Park 2164



42 Emerson Street Wetherill Park 2164



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Edensor Park | Green Valley**  
**(02) 9823 8888**



**42 Emerson Street  
Wetherill Park 2164**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

**LJ Hooker**

**LJ Hooker**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Edensor Park | Green  
Valley  
(02) 9823 8888**