






### 37 Brumby Crescent Emu Heights NSW

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Seize this exceptional READY TO GO! investment opportunity with dual income potential! This unique property features two detached residences, offering a combined market rental return of up to \$1,100 per week. Whether you're looking to expand your investment portfolio or secure a steady income stream, this property is a walk-up start.

- \* 3 BEDROOM HOUSE
- \* 2 BEDROOM GRANNYFLAT
- \* DETACHED STUDIO
- \* DETACHED DOUBLE GARAGE

The granny flat is currently tenanted, providing immediate income, while the main residence is ready for new

**Type** : House  
**Price** : \$1,175,000 - \$1,225,000  
**Land Size** : 821 sqm  
**View** : <https://www.aitkenre.com.au/8059020>

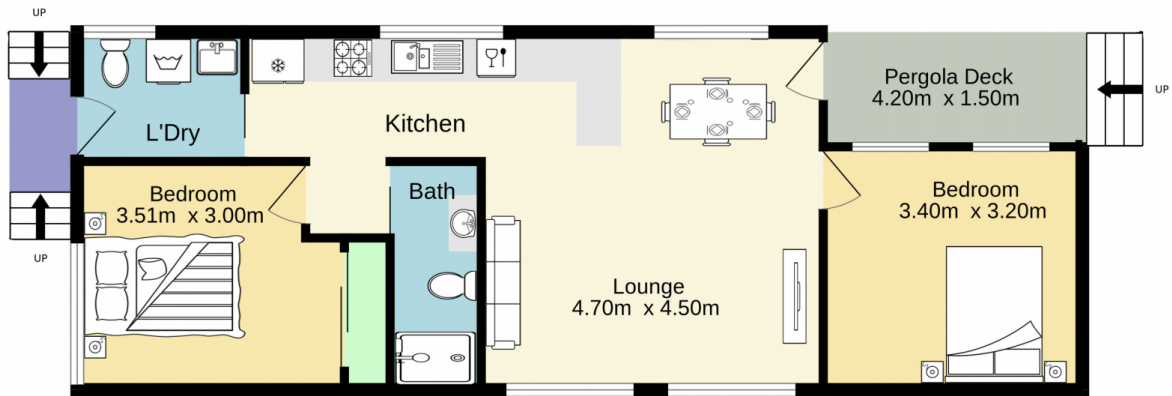


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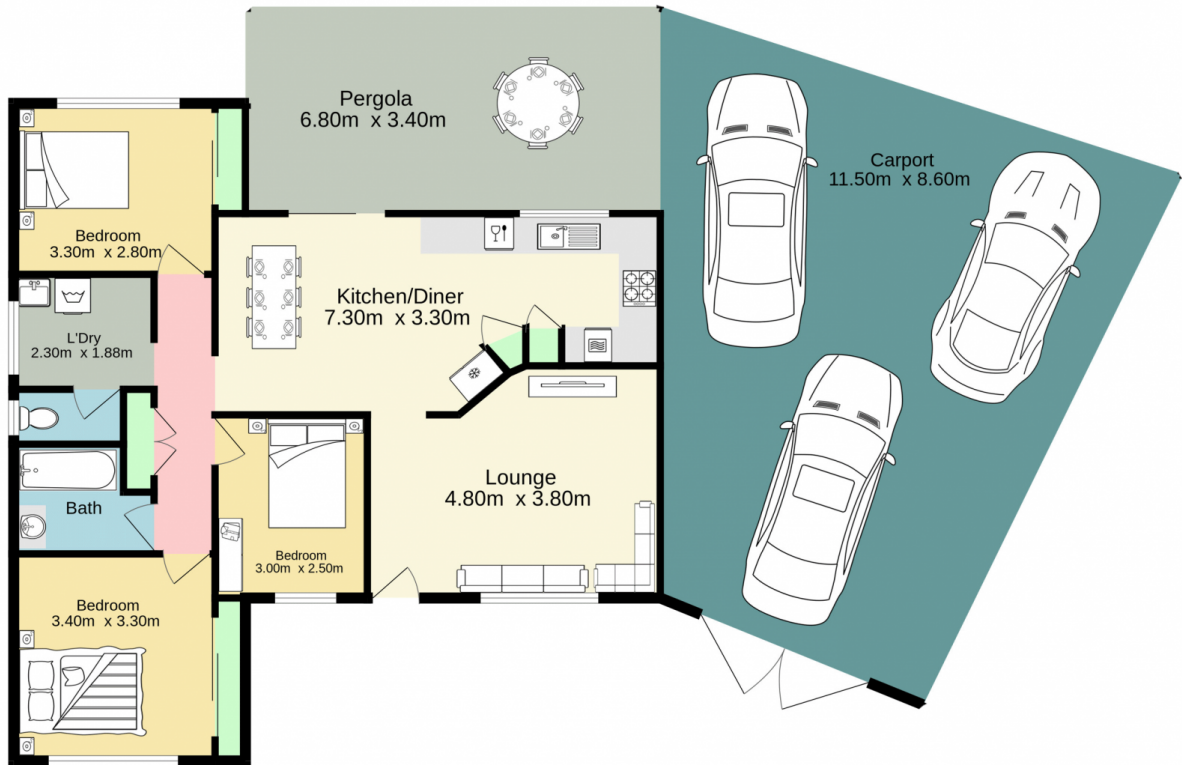
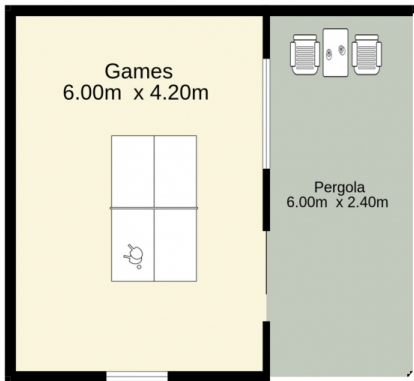
[For full version visit the website](https://www.aitkenre.com.au)



TOTAL FLOOR AREA : 63.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 210.5 sq.m. approx.

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