

# Raine&Horne®

## House + Granny Flat in Quiet, Convenient Location

 5 2 2

8 Elliott Street, Kingswood

Auctioned for \$1,326,000 (Dec 20, 2025)

Perfectly positioned in a peaceful Kingswood pocket, this dual-dwelling property offers outstanding flexibility for families, investors, or those seeking additional income. The main residence features three bedrooms, a modern bathroom, an updated kitchen, and a generous living area flowing to an inviting timber deck and low-maintenance yard.

A separate, fully self-contained two-bedroom granny flat adds exceptional value – ideal for extended family, a home office, or strong rental return in a high-demand area.

Main House Features

- 3 bedrooms
- Practical kitchen with white cabinetry and ample bench space
- Updated bathroom
- Polished hardwood flooring throughout
- Timber entertaining deck and low-maintenance backyard

|                |           |
|----------------|-----------|
| Property ID:   | L37685540 |
| Property Type: | House     |
| Open Parking:  | 2         |
| Land Area:     | 556.4 sqm |

Paul Pettenon  
0411 180 290  
paul.pettenon@cs.rh.com.au

- Split system airconditioning

#### Granny Flat Features

- 2 bedrooms with built-ins
- Modern Bathroom
- Stone & Poly kitchen
- Comfortable living area with tiled floors
- Split system airconditioning
- Private entry

#### Location Highlights

- Moments to Nepean Hospital, Western Sydney University & Penrith Station
- Short drive to Penrith CBD, Westfields & the Nepean River / East Bank dining precinct
- Close to primary and high schools, parks & public transport
- Easy access to the M4 Motorway & Great Western Highway

A rare offering combining lifestyle, convenience, and strong dual-income potential in one of Western Sydney's fastest-growing suburbs.

#### Outgoings

Council: ~\$637 pq

Water: ~\$171 pq

External Area: 556sqm

#### Contact Agent

Paul Pettenon

0411 180 290

[paul.pettenon@cs.rh.com.au](mailto:paul.pettenon@cs.rh.com.au)

Paul Milkovic

0402 420 666

[paul.milkovic@cs.rh.com.au](mailto:paul.milkovic@cs.rh.com.au)

Disclaimer: Some images have been digitally enhanced and/or virtually styled to represent the property's potential. These enhancements are for illustrative purposes only and may not reflect the current condition of the property.