

## Cambridge Park, 45b Herbert Street

### A Perfect Family Retreat!

3-Bedroom Home in the Heart of Cambridge Park &ndash; A perfect family retreat!

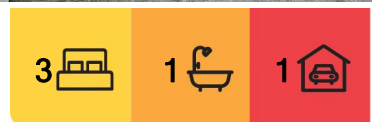
This beautifully maintained 3-bedroom, 1-bathroom home is located in the heart of Cambridge Park, offering the perfect blend of comfort, convenience, and style. With a single lock-up garage and ample living space, this home is ideal for families or professionals seeking a peaceful yet well-connected location.

#### Key Features:

- Three spacious bedrooms all with built-in wardrobes
- LED Downlighting throughout for optimal lighting at all times of day
- Well-appointed bathroom featuring a bath and separate shower with brand new shower screen
- Freshly painted throughout with brand new carpets and curtains
- Functional kitchen with a brand new stove and rangehood to be installed, ample



**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 Lease**  
Please Call

**View**  
[ljhooker.com.au/UJXF70](https://ljhooker.com.au/UJXF70)

**Contact**  
**Angela Fitzpatrick**  
0450 155 466  
[afitzpatrick.penrith@ljhooker.com.au](mailto:afitzpatrick.penrith@ljhooker.com.au)

**LJ Hooker Penrith**  
**(02) 4732 2322**



cupboard space, and a near new oven

- Open-plan living area with brand new carpets and tiled dining and walkways
- External access from the laundry into backyard as well as access from dining and garage
- Paved outdoor entertaining area perfect for hosting gatherings equipped also with a large grass area for enjoying the warmer weather
- Single lock-up garage with additional paved driveway parking for off-street convenience
- Within close proximity to schools, shops, and amenities &ndash; everything you need is just moments away
- Short walk to Werrington Lakes Reserve and Penrith Valley Regional Sports Centre for outdoor activities

Don't miss out &ndash; enquire today or register for the next scheduled viewing!

## More About this Property

Property ID	UJXF70
Property Type	House

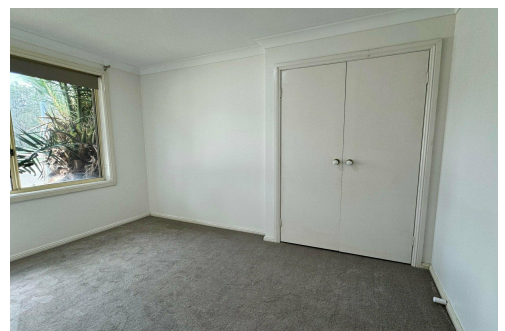
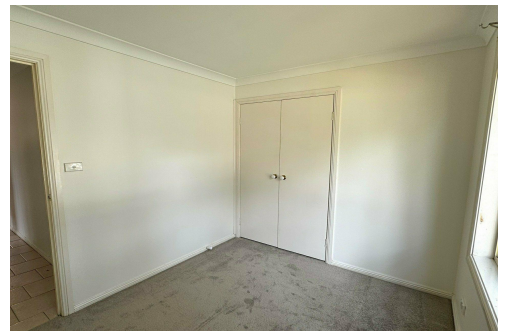
**Angela Fitzpatrick 0450 155 466**

Property Officer / Sales Support | [afitzpatrick.penrith@ljhooker.com.au](mailto:afitzpatrick.penrith@ljhooker.com.au)

**LJ Hooker Penrith (02) 4732 2322**

2/314 High Street, PENRITH NSW 2750

[penrith.ljhooker.com.au](http://penrith.ljhooker.com.au) | [penrith@ljhooker.com.au](mailto:penrith@ljhooker.com.au)



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