







131 Derby Street, Penrith

STRATEGICALLY POSITIONED FOR GROWTH!

The combination of R4 zoning, existing rental accommodation and a strategic location makes this an attractive proposition for buyers looking beyond a traditional residential investment. Location is a key feature of this property, with 131 Derby Street positioned close to the Nepean Medical Precinct and Nepean Hospital, one of the major health and employment hubs in Western Sydney.

The proximity to major medical, health and employment facilities adds to the property's appeal for both owner-occupiers and investors, while its convenient position near Penrith CBD provides easy access to shopping, dining, transport, education and essential services. With the three-bedroom home already generating rental income, buyers can secure the property today while considering their longer-term strategy.

The separate two-bedroom studio provides an additional opportunity to renovate and enhance the property, subject to the necessary approvals. Whether you're an investor seeking rental income, a buyer looking for a renovation opportunity, or a developer looking to secure a strategically positioned property for the future, 131 Derby Street offers flexibility and significant potential.

5 2 2

FOR SALE
$999,999

VIEW
By Appointment

AGENTS
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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Secure your position in one of Penrith's tightly held growth locations. Contact the exclusive selling agent today for further information or to arrange an inspection.

All development, renovation and use potential is subject to relevant council approvals, planning controls and applicable legislation (STCA)

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MORE DETAILS

Property ID	1R9EF70
Property Type	House
Including	Fully Fenced

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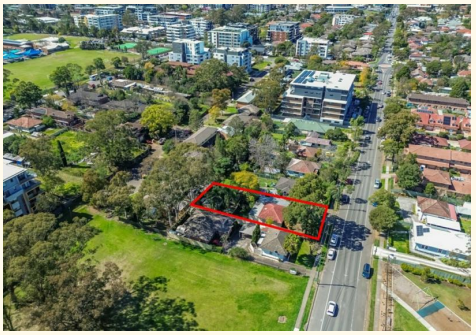
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