



46 Pelsart Avenue, Penrith

## The opportunities are endless with potential

This well presented three-bedroom brick family home offers comfort, space, and convenience in a highly sought-after location.




Featuring built-in wardrobes to two bedrooms, the home boasts an updated kitchen and dining area with slate flooring, perfect for everyday living and entertaining. The updated renovated three-way bathroom adds both functionality and convenience for families.

Additional features include a security alarm system and split system air conditioning, ensuring year-round comfort.

Outside, you'll find a huge double lock-up garage, a garden shed, and a covered outdoor area overlooking a generous backyard &mdash; ideal for children and relaxed outdoor living.

Conveniently located just minutes from local shops, schools, and public transport, this home presents an excellent opportunity for families or savvy investors alike.

Set on a generous 625sqm (approx.) block, where the potential here is endless.

3  1  2 

### FOR SALE

Please Call

### AGENTS

Melissa Jerzyna

0414 373 347

mjerzyna.penrith@ljhooker.com.au

### AGENCY

LJ Hooker Penrith

(02) 4732 2322

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.



Disclaimer: Information contained in this document/advertisement has been provided by third party organisations including NSW State Government, Corelogic and REA. Budsip Pty Ltd T/A LJ Hooker Penrith does not make any warranty or offer any guarantee as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omission or error whatsoever within the information provided. The information should not be regarded as advice or relied upon by you or any other person and Budsip Pty Ltd recommends that you seek professional advice before making any property decisions.

## MORE DETAILS

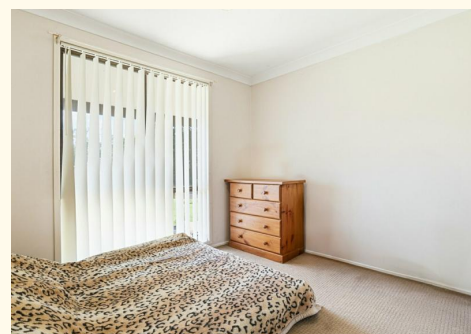
Property ID	1R1EF70
Property Type	House
Including	Air Conditioning Fully Fenced

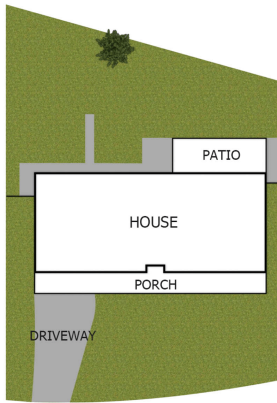
**Melissa Jerzyna 0414 373 347**

Director of Property Management | [mjerzyna.penrith@ljhooker.com.au](mailto:mjerzyna.penrith@ljhooker.com.au)

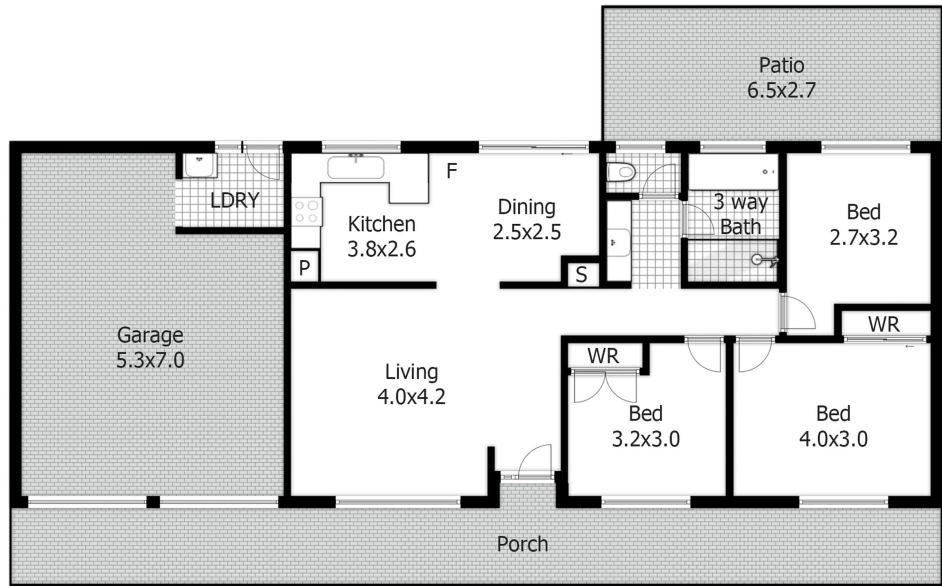
**LJ Hooker Penrith (02) 4732 2322**

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)





**SITE PLAN**



**FLOOR PLAN**

**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The Marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

**46 Pelsart Avenue, Penrith**