



113a Derby Street, Penrith

## Only 1 of 2 in the Complex!

This attractive free-standing townhouse is one to surely catch the eye of any first home buyer or investor.

Located at the back and only one of two in the complex, makes this rare opportunity a must to see as it ticks all the boxes.




There is a private undercover tiled porch area at the front of the property.

As you enter, you will discover the spacious open living design with large tiled flooring and a large split system A/C to help maintain a comfortable living standard all year round.

There are security screen doors located at the front and back of the building.

There are three great sized bedrooms each with carpet floors, vertical blinds and double mirrored built-in robes. Two bedrooms are located on the ground level and upstairs you will find the main bedroom, which is of considerable size and has its own stylish ensuite and split system A/C unit.

The large modern kitchen offers an array of high & low cupboards, plenty of bench space, stainless steel oven & exhaust fan, feature tiled splashback, large corner pantry, dishwasher, microwave shelf,

3  2  1 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

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large fridge space and dual stainless steel sink.

The main bathroom is again of considerable size and features a separate shower, bath, 3 draw, 2 cupboard vanity with large wall mirror and is fully tiled from floor to ceiling. The toilet is separate again.

Out the back is the spacious undercover timber/tiled deck that offers plenty of space to entertain friends & family on social occasions and is the perfect place to sit back and relax at the end of a busy day.

There is a fully fenced backyard which includes lawn, plants & trees.

For car accommodation there is a single lock-up garage with easy internal access plus a single open car space.

The location is perfect being so relatively close to the Penrith CBD, Nepean hospital, local schools, parklands and a bus stops.

The property is currently leased to a great tenant who would love to continue living there. The rent is \$530 per week.

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**MORE DETAILS**

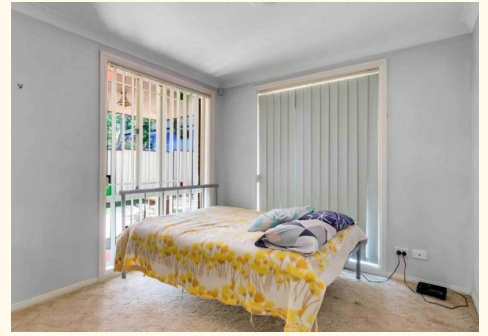
Property ID	1QNBF70
Property Type	Townhouse
Including	Ensuite Air Conditioning Deck Built-in-Robes Secure Parking Fully Fenced

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Please note: All measurements are approximate only.

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