

17/132 Lethbridge Street, Penrith, NSW 2750



Unit For Sale

Friday, 19 April 2024

17/132 Lethbridge Street, Penrith, NSW 2750

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Justin Cohen
0481147841

BUYERS' GUIDE \$389,000 - \$419,000

The ultimate in convenient locations with a terrific floor plan that includes a lovely generous balcony overlooking a neighbourhood reserve with only trees and parkland in near sight. Highly attractive to investors and occupiers being a genuine short walk to schools, your choice of major shopping centres including Westfield, Nepean Village and the myriad of cafés and restaurants of CBD Penrith as well as Penrith Railway Station. Elevated outlook, top floor position. Astute buyers must inspect this superb unit right in the heart of Penrith.* 2 bedrooms, both with built in wardrobes; spacious master bed.* Neat and functional kitchen with a bright and sunny North aspect* Well-proportioned bathroom with a separate shower and bathtub* Separate full-sized laundry with external window adjoining kitchen* Well looked after strata plan with in-ground pool & low strata fees* New carpets to bedrooms & living; new vinyl flooring in the kitchen* Bedroom/kitchen/bathroom/laundry all with North facing windows* Lounge/dining/balcony/bedroom enjoy South facing leafy outlook* Large single lock-up garage with plenty of turn-in for easy parking* Largest unit area within the complex; confirmed in the strata plan* Third floor position provides a private aspect overlooking a reserve* Outgoings: Strata \$789.65; Council \$450; Water \$174 (approx. PQ)The home is currently occupied by the very best of tenants who is very low impact being a single person and keeps the unit impeccably. The tenant has stated that he would love to stay on if the property is purchased by an investor and would gladly sign a new lease if the opportunity arises. More information including the contract of sale and a FAQ sheet with age, outgoings, rent info., no. of units in the complex, pets policy and more is available on the Stanton & Taylor Real Estate website (black folder icons are the safe download links and can be found towards the left of the web page).*Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out and rely solely upon their own investigations.