

2/209 Derby Street, Penrith, NSW 2750



Unit For Sale

Thursday, 7 December 2023

2/209 Derby Street, Penrith, NSW 2750

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Justin Cohen
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BUYERS' GUIDE \$359,000 - \$379,000

Perfect for those in search of a unit without stairs in an affordable price range. This charming ground floor unit enjoys a fantastic location right in the heart of the CBD and is convenient to a variety of schools, major shopping centres, local clubs, cafe's, restaurants and all that Penrith CBD has to offer. Features include: * Plenty of natural light with balcony overlooking the gardens * Bathroom with separate shower and bath; separate laundry * Modern kitchen with pantry cupboard and large fridge cavity * Tile floors to kitchen, lounge & hallways; carpet to bedrooms * Split system reverse cycle air-con. for year 'round comfort * Strata \$787, Council \$449, Water \$174 (all approx. and PQ) The convenience of this location cannot be overstated and will be highly appealing for both investors and owner occupiers alike. More information including the contract of sale, the minutes of the latest Annual General Meeting (AGM) for the complex and a FAQ sheet with age, outgoings, rent appraisal, no. of units in the complex, pets policy and more is available on the Stanton & Taylor Real Estate website (safe download links are the black folder icons towards the left of 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. **The presentation of this property includes virtual furniture which has been digitally rendered with all care taken to present scale and aspect ratio as accurately as possible by our supplier. The placement of furniture has been considered from an interior design perspective without consideration of where the service points (power, tv, network) are actually located. The unit is currently vacant.