

# 2 Lord Sheffield Circuit, Penrith, NSW 2750



## Studio For Sale

Friday, 3 November 2023

2 Lord Sheffield Circuit, Penrith, NSW 2750

Bathrooms: 1

Parkings: 1

Area: 51 m2

Type: Studio



David Lipman  
1300858221



Jamie Bae  
0409968604

**\$400,000 - \$440,000**

Built and developed by iCIRT rated Urban Property Group with 35+ years experience in business. Navali is an exciting new building perfectly positioned within Penrith's emerging urban centre, Thornton Estate – a vibrant community to suit everyone and every lifestyle. 400m (3 mins walk) to Penrith station, Westfield and dining precinct. Convenient transport and excellent schools are close by, as well as stunning parklands; from Ron Mullock Oval through to the Nepean River and the foothills of the Blue Mountains.- North facing, covered balcony with views to the Blue Mountains - Split system air con with blinds throughout- Integrated fridge/freezer, LED lighting, Fisher & Paykel dishwasher- Internal laundry with washer/dryer combo and large bathroom- Secure car space and storage cage to basement - Triple door mirrored built-in robes, floorboards throughout- Exclusive resident roof-top facilities including media/games room, dining/meeting room with fully equipped kitchen- Rooftop yoga area, ping-pong table, dedicate pet area and BBQ area- Built in 2022 with on-site building manager and ground level retailWith the 2nd airport coming by 2026 (22km away) and all the population, infrastructure and jobs growth, a new generation is discovering the magic of Penrith with its world-class shopping amenities including Westfield, an excellent café and dining scene plus an express train from Penrith to Central in 4 stops (48 mins). Residents of Thornton Estate are right next door to Penrith train station and Westfield and have access to Ron Mullock Oval, walkways and cycle paths that lead to Penrith's CBD, as well as the retail shops, community playground and BBQ area, with a free monthly community BBQ.Outgoings:Water Rates: \$160 p/q approx.Council Rates: \$448 p/q approx.Strata Levies: \$884 p/q approx.