

# 25-27 Lethbridge Street, Penrith, NSW 2750

## Sold Other

Wednesday, 23 August 2023

25-27 Lethbridge Street, Penrith, NSW 2750

**Bedrooms: 6**

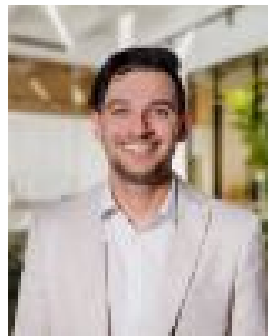
**Bathrooms: 2**

**Parkings: 3**

**Type: Other**



Darren Latty  
0414620532



Thomas Latty  
0452230480

**\$2,270,000**

R4 Zoned High Density Development Site 2 adjoining houses in one of Penrith's most active residential streets that is fast becoming a thriving medical precinct. The property has a wide frontage of over 30m & is positioned only 300m from the Hospital. The first Stage of the \$1 billion upgrade to Nepean Hospital is complete showing the investment from Government in the area. Private sector investment is in full swing with numerous Private Hospitals, Medical Centres & Specialist Clinics popping up in every street surrounding this huge employment driver. Golden rules of development are buy where there is infrastructure expenditure, job creation & population growth. We doubt you could find a property anywhere that comes close to scoring the highest possible points for meeting the above criteria. Ideal size to build to rent. Holding income while you design your building.

- R4 Zoned High Density Development Site
- 1606sqm with 32m frontage - approx
- Ideal for boutique high density residential development
- Surrounded by medical practitioners & only 300m to the Nepean Hospital
- 2 existing houses providing rental return
- Range of permissible uses
- Total area 1606sqm
- Lots 31 & 32
- Section 22 in DP2296
- Frontage 33.528m
- Depth 46.857m
- Zoning R4 High Density Residential
- Height limit 18m
- Identified as not being effected by Council's flood policy

Disclaimer: We have been furnished with the above information however, PRD Penrith & PRD Blue Mountains gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.