

**40 Frederick Street, Londonderry, NSW 2753**



**House For Sale**

Friday, 22 March 2024

40 Frederick Street, Londonderry, NSW 2753

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1982 m2**

**Type: House**



Craig Donkin  
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## Guide \$1,250,000

Spanning just under half an acre across two titles, this tree-ringed property is privately positioned at the end of a cul-de-sac and surrounded by rural tranquillity. It's a canvas ripe for crafting a personalised haven amid the quaint countryside, with lifestyle conveniences on its doorstep. Standing proudly, a four-bedroom, two-bathroom home offers ample space for family living while displaying scope for future transformation. Spread across two levels, the robust brick and tiled-roof residence features a full-width balcony and patio, a double garage, three additional carport spaces, and a lush fenced and level yard. The land's rare size in the area is perfect for those requiring space for large vehicles and trucks or pursuing outdoor and recreational projects, with its all-arable terrain offering various land-use possibilities (STCA). Positioned for comfort yet offering a secluded feel, the property is close to local schools and shops. Richmond township and Penrith CBD are within easy reach, marrying the charm of country living with urban accessibility, making this an ideal setting for a balanced life. Features: - Approximately half an acre spread across two titles - Privately located at the end of a cul-de-sac - Four-bedroom, two-bathroom house with significant future potential - Two-story, brick and tiled-roof residence, with full-width front patio - Double lock-up garage and three additional carport spaces - Lush, fenced, and level backyard suitable for various uses - Rare land offering in the area, ideal for truck and vehicle parking or storage - Close to local schools, 10 minutes to Richmond, and 20 minutes to Penrith CBD Phone your friendly Cutcliffe agent today to organise your visit