

**6/213 Derby Street, Penrith, NSW 2750**



**Unit For Sale**

Wednesday, 21 February 2024

6/213 Derby Street, Penrith, NSW 2750

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chayle Wiffen  
0407113309



Nigel Lock  
0247246600

**\$349,950**

Don't miss this fantastic unit that makes for a perfect investment or first home purchase. For those on the lookout for the ultimate lifestyle and location package, this well-thought unit offers the perfect canvas for your personal touch and is literally footsteps to the heart of Penrith. Situated on the top floor, with a pleasant open space balcony, discover open plan living with a well-appointed kitchen with plenty of storage space. Two decent sized bedrooms with an abundance of natural light. The best part is discovering the magic of Penrith with its world-class shopping amenities, excellent café, and dining scene plus express rail transport to the city, only minutes to all motor way entries and a short distance to the up-and-coming Western Sydney Airport. Potential Rental Return: \$350 - \$370 per week Outgoings: Council Rate: \$448 approx. per quarter Water Rate: \$171 approx. per quarter Strata Rate: \$704 approx. per quarter **\*\*TO VIEW THIS PROPERTY, PLEASE CLICK THE 'EMAIL AGENT' OR 'BOOK INSPECTION' BUTTON AND SUBMIT YOUR ENQUIRY WE WILL RESPOND WITH AVAILABLE INSPECTION TIMES. PLEASE ENSURE YOU REGISTER TO INSPECT THIS PROPERTY\*\***" 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 their own investigations."