

**62 Princess Street, Werrington, NSW 2747**



**Sold House**

Thursday, 21 September 2023

62 Princess Street, Werrington, NSW 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1158 m2**

**Type: House**

**\$1,200,000**

Calling all Investors, Builders & Developers! Do not miss this great opportunity to secure this 1158m<sup>2</sup> block (approx) Zoned R3 Medium Density Residential in the heart of Werrington! There is huge potential to develop NDIS Compliant SDA Group homes (10) or townhouses (Subject to council approval). Also sitting on this parcel of land is a 3 bedroom home, which is currently being used for short term stays. Situated in an ideal location with only a short walk to Werrington station and the local shopping village; close to Penrith and Central trains and the new upcoming Western Sydney Airport; Walking and cycling access to University of Western Sydney, Nepean TAFE, Nepean Hospital; Easy access to the Great Western Highway and the M4, plus a short drive to Penrith CBD. Upon request we can provide a copy of the site and drainage plan for the proposed group home. **DISCLAIMER:** Whilst we deem this information to be reliable, the agent cannot guarantee its accuracy and accepts no responsibility for such. Interested persons should rely on their own enquiries.