

9/37a Evan Street, Penrith, NSW 2750



Sold Unit

Saturday, 23 September 2023

9/37a Evan Street, Penrith, NSW 2750

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$370,000

Discover this fantastic unit nestled within a secluded complex positioned at the rear of the driveway, just moments away from the High St shops. Whether you're a first-time homebuyer on a budget eager to enter the market or an astute investor seeking a prime location close to all amenities, this property is a true gem. Currently occupied by long term tenants who are keen to extend their stay with a lengthy lease, this investment opportunity is brimming with potential. The unit features a welcoming north facing balcony, drenched in sunlight throughout the day, creating an inviting atmosphere for relaxation. Boasting two well-appointed bedrooms with the master suite featuring a built-in robe plus a semi modern bathroom, this first-floor unit offers all the essential comforts. Further enhancing its appeal, you'll have the convenience of undercover parking, ensuring your vehicle remains protected all year round. Your guests will also appreciate the onsite visitor parking available. FEATURES INCLUDE: • Two good size bedrooms • Large master bedroom with built-in robe • Spacious lounge and dining • North facing balcony capturing the sun throughout the day • Split system air conditioning • Ceiling fans • Single carport • Visitor parking in the complex • Bus stop • Walk to High St, specialists, cafe's SOME AMENITIES CLOSE BY: • Penrith Train Station (1.4km) • Westfield Shopping Centre (1.4km) • Nepean Square Shopping Centre (1 km) • Nepean Hospital (1.2km) • Kmart Penrith (1 km) • Penrith Selective High School (450m) • Penrith South Public School (650m) • Western Sydney Uni (3.3km) • Tafe (3.8km) FEES: • Strata \$790 per quarter • Council \$448 per quarter • Water \$170 per quarter • Currently tenanted for \$340/week.