

**145 Derby Street, Penrith, NSW 2750**



**House For Sale**

Saturday, 29 June 2024

145 Derby Street, Penrith, NSW 2750

**Bedrooms: 4**

**Bathrooms: 2**

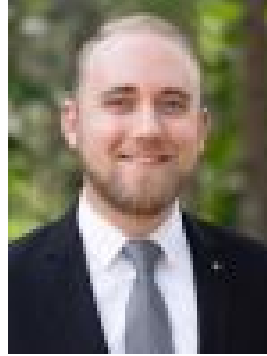
**Parkings: 1**

**Area: 696 m2**

**Type: House**



Peter Diamantidis  
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## Just Listed! R4 Zoning!

Peter Diamantidis and Joshua Cassells from Ray White Diamantidis Group is pleased to present 145 Derby Street, Penrith! R4 Zoned investment opportunities are rare to come by. With 147 Derby Street also being offered up for sale, this is a fantastic opportunity to secure 1 or 2 sites side by side right in the heart of Penrith. Situated in one of Penrith's most desirable streets for future growth and expansion, this home offers an unparalleled investment opportunity. With the opportunity for consistent rental return, significant development potential, this is your chance to invest in the growth of Penrith as a thriving city.

**Key Features:-**

- Spacious and Comfortable Living:** This large 4-bedroom home offers ample space for families, featuring a main bedroom with an ensuite for added privacy and convenience.
- Additional Bathroom:** An additional well-appointed bathroom caters to the needs of the household and guests.
- Multiple Living Areas:** Enjoy the flexibility of two separate living spaces, perfect for both relaxation and entertaining.
- Modern Kitchen:** The contemporary kitchen is equipped with a dishwasher and a walk-in pantry, providing ample storage and functionality for meal preparation.
- Designated Dining Area:** A dedicated dining space ensures family meals and dinner parties are enjoyed in comfort.
- Year-Round Comfort:** Ducted air conditioning throughout the home ensures a comfortable living environment in all seasons.
- Sunroom/Entertaining Area:** The sunroom offers a bright and airy space for entertaining or simply enjoying a cup of coffee.
- Outdoor Living:** A deck leading to the backyard provides a wonderful outdoor area for relaxation and gatherings.
- Ample Storage:** The property includes a sizable storeroom and a shed in the backyard, perfect for additional storage needs.
- Secure Parking:** A lock-up garage offers secure parking and additional storage space.
- Rental Income Potential:** This home has the potential to generate a rental income of \$600-650 per week, making it an attractive investment.

**Location Highlights:-**

- Prime Location:** Situated on Derby Street, one of Penrith's most desirable streets, renowned for future growth and expansion.
- R4 Zoned High Density Residential:** Ideal for a wide range of high-density developments, including multi-level apartments, medical centres, childcare centres, and boarding houses. (Subject to council approval)
- Development Potential:** Similar properties in the area have been successfully developed into multi-level apartments and various commercial facilities.
- Consistent Rental Return:** Both homes are in fair condition and can provide a steady rental income while you plan the highest and best use.
- Surrounded by Medical Practitioners:** Located just 500m from Nepean Hospital, these properties are in a prime CBD location, ideal for medical-related developments. (Subject to council approval)
- Significant Development Upside:** An excellent investment today with significant potential for future development.
- Potential to Purchase Two Adjoining Houses:** Both properties are on separate titles, with a total area and frontage exceeding the minimum requirements for development.

**Property Details:**

Land details - 145 Derby Street (approx)  
Site Area - 695.6sqm  
Frontage - 15.24m  
Depth - 45.72m

Land details - 145 and 147 Derby Street - Combined (approx)  
Site Area - 1,378.5sqm  
Frontage - 30.14m  
Depth - 45.72m

This is an exceptional opportunity to secure prime real estate in the heart of Penrith, benefiting from current government and private sector expenditure in the area. The zoning allows for a wide range of potential uses, making it a versatile and highly valuable investment. For further information, please contact Peter Diamantidis on 0404 051 702 or Joshua Cassells 0410 504 918.

**Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.