

**147 Derby Street, Penrith, NSW 2750**



**House For Sale**

Saturday, 29 June 2024

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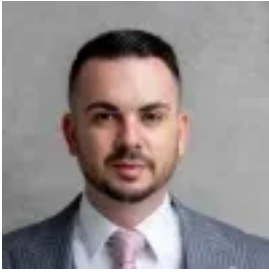
**Bedrooms: 2**

**Bathrooms: 1**

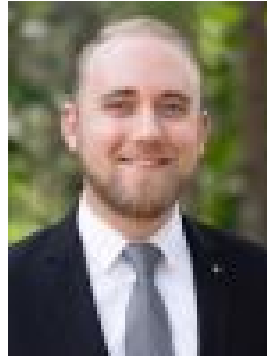
**Parkings: 1**

**Area: 683 m2**

**Type: House**



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## Just Listed! R4 Zoning!

Peter Diamantidis and Joshua Cassells from Ray White Diamantidis Group is pleased to present 147 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:-**

- 2 Bedrooms:** The home features two cozy bedrooms, perfect for a small family or renters seeking a comfortable living space.
- 1 Bathroom:** Bathroom offers functionality and convenience.
- Living Area:** A welcoming living area provides a comfortable space for relaxation and family gatherings.
- Spacious Kitchen:** The kitchen is generously sized with ample counter space and storage, making it ideal for home cooks who enjoy preparing meals.
- Linen Cupboard:** This convenient storage solution helps keep household essentials organized and easily accessible.
- Laundry with Additional Toilet:** The internal laundry is equipped with an extra toilet, adding to the home's overall convenience.
- Entertaining Area:** A designated entertaining area is perfect for outdoor gatherings, BBQs, and enjoying the fresh air.
- Lock-up Garage and Workshop:** The property includes a secure lock-up garage and a workshop, providing ample space for parking, hobbies, or additional storage.

**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 - 147 Derby Street (approx)	Site Area - 682.6sqm	Frontage - 14.94m	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.