

**22 Besley Street, Cambridge Park, NSW 2747**



**Sold House**

Friday, 1 September 2023

22 Besley Street, Cambridge Park, NSW 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 556 m2**

**Type: House**



Daniel Hulston  
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**\$734,000**

Dan + Mitch are proud to present this fantastic opportunity for the first home buyer and investor. Situated in a whisper quiet street, this north facing home is a mere 300m walk to the local public school this home is ready for you to move in. Nestled on 556sqm of land, the home features 3 good size bedrooms, lounge room, kitchen/dining area, bathroom and an enclosed entertaining area. The main bedroom and lounge are sun drenched allowing wonderful light into the home. You could easily move in or rent out the home in its current condition. It is aged inside however has been well kept. The bones are fantastic and presents a wonderful opportunity to upgrade and make your own should you desire. The home has a carport on one side and access on the other so there is potential for a granny flat (STCA) or to extend should you wish. Location wise check out these amenities and how close they are, 300m walk to Cambridge Park Public School, 700m to Full Dose coffee shop and various local shops, 700m walk to local footy/ cricket fields, 1.4km walk to Cambridge Park High School, 1.5km walk to Penrith Regional Sports Centre and new athletic track and field, 2.2km walk to Kingswood Train Station. In a nutshell, this home ticks a lot of boxes and makes for a perfect starter or investment. Disclaimer: While we have been provided with the above inclusions and information, Elders Real Estate Penrith/Wallacia gives no guarantees regarding the accuracy or up-to-date nature of the details at hand. All interested parties are encouraged to make their own independent enquiries in order to confirm whether the information is accurate.