

**66 Lethbridge Street, Penrith, NSW, 2750**

**House For Sale**

Friday, 16 August 2024



66 Lethbridge Street, Penrith, NSW, 2750

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Joseph Vella  
0403183638



Rod McIvor  
0433189715

## **Perfect Location! Two Street Frontages! Zoned R4! Block 1318m2 (approx.) in Area.**

A fantastically Unique opportunity awaits the right buyer to purchase this development site right opposite Penrith Academic Selective School. This site is zoned R4 high density residential development, 1318 m2 (approx.) site area and has two street frontages.

The site is located within a short drive to Penrith's Medical Hub to the Penrith CBD. This the perfect location for every family member to enjoy all the amenities and recreation this thriving and prosperous city has on offer.

Penrith City is a Future capital growth area with the significant upgrade of Penrith's Medical Hub, major upgrades of arterial roads and all the development of new Second Sydney Airport and associated infrastructure projects.

An original two-bedroom home in need of a full renovation or demolition is currently on the site.

The perfect block for the right buyer looking a parcel of land in the perfect position, the investor expanding their property portfolio and a developer looking to invest into the future.

There is also an opportunity for the right buyer to purchase the neighbouring property with a similar block of land subject to negotiation of the terms of the deal with the owner via their sales agent conducting the sale.

### Site Highlight Features:

- + Prime Western Sydney Rapid Growth Corridor Region
- + Located near significantly upgraded Penrith's City Medical Hub
- + Raw site with two street frontages
- + Zoning: Sought after R4 (High density Residential development)
- + Total Area: 1318m2 (approx.)
- + Total Frontage: 15.2m (approx.)
- + Gradient: Fall to the Rear Street - (Hope Street)
- + Minutes to Westfield, Panthers, Train Station, Penrith Selective High School & High Street
- + Near M4 Western Sydney Motorway & New Western Sydney Airport

Plus, more to see upon your inspection.....

For more information and to book your private inspection call Joseph Vella on 0403 183 638 or Rod McIvor on 0433 189 715.

Penrith is an exciting area with many delights for its residents, from top retail shopping to upmarket cafes and fine dining. It offers as much fun for families with the beautiful Nepean River, Penrith Lakes and white-water rafting stadium, The Penrith Panthers Club, I fly, Wake and Leisure water park, and much more.

Take advantage of the popular bridge to bridge walk around Nepean River to maintain a healthy lifestyle, then enjoy a coffee at the Coffee Club or a meal at East bank eatery.

This raw development site is conveniently located within walking distance, a short drive or bus ride to Penrith CBD. Easy access to Western Sydney University, TAFE Campus, Nepean District Hospital and Penrith Academic Selective High School right opposite site.

Plenty of shopping facilities with Westfields Shopping Plaza and Nepean Shopping Village.

Easy access to public transport via Penrith and Kingswood Train Station, bus services and to the M4 motorway.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. We have not verified whether that information is accurate, and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on.

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