

22/132 Lethbridge Street, Penrith, NSW 2750



Unit For Sale

Tuesday, 2 July 2024

22/132 Lethbridge Street, Penrith, NSW 2750

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Justin Cohen
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BUYERS' GUIDE \$399,000 - \$419,000

The ultimate in convenient locations with a terrific floor plan that includes a balcony with sunny Northerly elevated aspect. Highly attractive to investors and occupiers being a genuine short walk to schools, your choice of major shopping centres including Westfield, Nepean Village and the myriad of cafés and restaurants of CBD Penrith as well as Penrith Railway Station. Well-engineered and built in 1975 it has withstood the test of time and is one of the best examples of this era. Features include: * 2 bedrooms, both with built-in wardrobes; spacious master bed. * Neat and functional kitchen with plenty of bench & storage space * Well-proportioned bathroom with a separate shower and bathtub * Separate full-sized laundry with external window adjoining kitchen * Hygienic engineered floorboards throughout, including bedrooms * Lounge/dining/balcony/bedroom enjoy Northerly elevated aspect * Large single lock-up garage with plenty of turn-in for easy parking * Well looked after strata plan with in-ground pool & low strata fees * Outgoings: Strata \$723.70; Council \$450; Water \$174 (approx. PQ) * Current market rent of \$420 per week verified with recent lettings The home is currently occupied by tenants who are in an expired lease and would be happy to stay on. Currently leased at \$340 per week, yet with a current market rent of \$420 per week. This projected rent is reliable and has been confirmed by many recent lettings of similar units. More information including the contract of sale and a FAQ sheet with age, outgoings, rent info., no. of units in the complex, pets policy and more is available on the Stanton & Taylor Real Estate website (the black folder icons on the left of the webpage are the safe download links). *Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out and rely solely upon their own investigations.