

**5/174 Derby St, Penrith, NSW, 2750**

**Sold Unit**

Friday, 16 August 2024



5/174 Derby St, Penrith, NSW, 2750

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Joseph Vella

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## Single Level Two Bedroom Villa! Close To Penrith CBD

This charming two - bedroom villa is close to the heart of Penrith and is one of six in an over 55's complex which simply means anyone can purchase the property, but you just need to be 55 years of age or older to live in it!

This single level villa needs some TLC! This villa offers a spacious open living design large enough to fit all your requirements. The security sliding doors lead out to the front undercover verandah which overlooks the established lawn that make up your front and side yard.

The combined lounge and dining area offer a cozy retreat, ideal for relaxation or entertaining guests. Combined dining and kitchen area allows enough room to fit the dining table.

A tidy kitchen offers an array of quality cupboard & bench space, electric oven & cooktop, large pantry, laminated benches.

There are two great sized bedrooms, the main bedroom has a spacious double sized built-in robe.

The bathroom has plenty of room, large shower recess with heat exhaust fan, vanity unit plus a great wall mirror plus toilet.

There is an internal laundry that is of considerable size for the washer & dryer plus there is extra room for another fridge or freezer.

Outside there is a private low maintenance courtyard plus you'll find meticulously maintained gardens, providing a serene backdrop for outdoor gatherings or simply enjoying a peaceful afternoon in the sun.

The single garage ensures secure parking for your vehicle and additional storage space. a single lock-up garage for the vehicle.

Strata fees are \$685 per quarter.

Total lot size 226m<sup>2</sup>.

This beautiful villa offers a fantastic position being a short drive into Penrith's CBD.

If you would like to know more information about this property feel free to contact the agent. Villas this close to town do not last long. So Be Quick!

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