



## FOR LEASE

### MODERN 2BR VILLA IN HEART OF PENDLE HILL

Step into sophisticated villa living where comfort meets convenience in the heart of Pendle Hill. This immaculate 2-bedroom, 2-bathroom villa presents an exceptional opportunity for those seeking a low-maintenance lifestyle without compromising on quality or location.

Thoughtfully designed for modern living, this villa showcases built-in wardrobes, air conditioning for year-round comfort, and an advanced alarm system for peace of mind. The remote garage provides secure single-car accommodation.

- Remote garage for secure parking
- Two well-appointed bathrooms
- Built-in wardrobes maximising storage
- Air conditioning and modern alarm system
- Broadband internet connectivity
- Freshly painted through out

The villa's prime position places you at the doorstep of Pendle Hill's vibrant community. Just moments away, discover the bustling shopping centre with over 50 specialty stores, supermarkets, cafes, and fish markets. Everything you need is within easy reach.

Families will appreciate excellent educational opportunities with both Pendle Hill Public School and High School serving the local community. Civic Park offers tennis courts, gym facilities, and playground for recreation.

- Walking distance to Pendle Hill railway station (T1 and T5 services)
- Direct access to major shopping and dining precinct
- Close proximity to quality schools and recreational facilities
- Seamless transport connectivity to Sydney CBD by train and road (M4)

This villa represents your gateway to a community rich in history, culture, and convenience. Experience the perfect blend of suburban tranquility and urban accessibility in this beautifully appointed villa, offering an exceptional lifestyle opportunity in one of Western Sydney's most well-connected suburbs.

2 BED | 2 BATH | 1 CAR

**PRICE:**  
\$680 per week

**OPEN FOR INSPECTION:**  
N/A



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