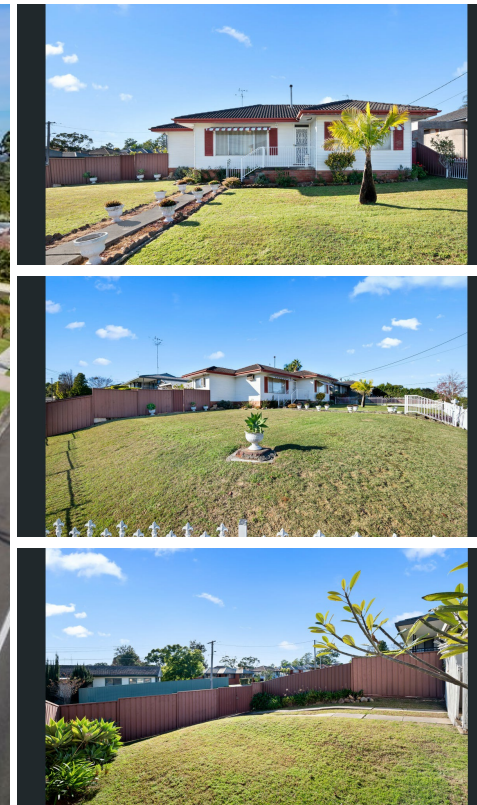




FOR SALE

3 BED HOME ON CORNER BLOCK WITH DA APPROVAL FOR 4 BED 3 BATH DUPLEXES ON 645 SQM , PROXIMITY TO PRIMARY SCHOOL AND KINGSWOOD STATION!

Step into the potential and quietness of suburban living with this delightful 3-bedroom house nestled on a generous 645 square metre corner block in the heart of South Penrith. This well-positioned home has all the hard work done for you with a council approved DA to build four bed 3 bath 1 car duplexes, plans are available on request. You are surrounded by large family homes on a quiet street with a -great "established capital benchmark" , ensures you can build duplexes with confidence , there will be a lot of demand.

The home boasts one of the highest elevations in the region. The home is on lease with a very good tenant that always pays on time, current rent is \$520 per week. You have large two street frontages on Fragar and Burgess streets , allowing you enhanced street appeal from both directions, greater design and layout flexibility. You can showcase architectural style from two distinct angles rather than one creating a stronger visual presence, a landmark presence and uninterrupted views to Blue Mountains.

The thoughtfully designed layout features three comfortable bedrooms providing ample space for family living or versatile accommodation options. A well-appointed bathroom services the home, while the practical single carport ensures your vehicle is protected from the elements. The expansive land holding presents endless possibilities for outdoor enthusiasts, with plenty of room for children to play and pets to roam.

Family life is made easy with exceptional educational facilities right at your doorstep:

- Penrith South Public School and York Public School for primary education
- Mary MacKillop Primary School offering Catholic education options
- Jamison High School providing quality secondary education locally

The location offers outstanding transport links that make commuting a breeze. The Northern Road provides direct access to both Penrith CBD and the M4 Western Motorway, ensuring quick connections to Sydney's business districts and the scenic Blue Mountains. Penrith Railway Station on the Western Line offers regular train services, while local Westbus routes 701 and 702

3 BED | 1 BATH | 1 CAR

PRICE:

Price Guide \$975,000

OPEN FOR INSPECTION:

Oct 19 at 6:00pm - 6:30pm

Oct 24 at 2:30pm - 3:00pm

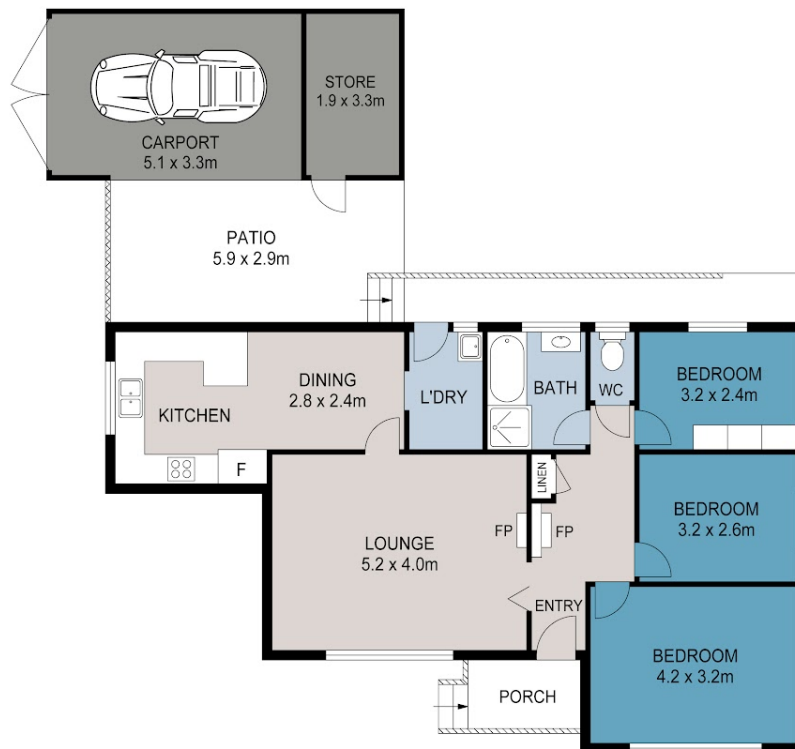


Vivek Uppal

0426425839

vivekuppal@atrealty.com.au

www.atrealty.com.au



FLOOR PLAN

Disclaimer:

All measurements are approximate and for illustrative purposes only.
This floor plan is not to scale and may contain inaccuracies.
Buyers should verify details independently.

80 Fragar Road, South Penrith

VIVEK UPPAL | **@realty**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.