

FOR SALE



**RE/MAX**

**PROPERTY inspection policy.**

RE/MAX is committed to adhering to the Australian and State Government regulations around open homes and property inspections. We thank you for your cooperation and understanding of our policies.

**INSPECTION PROCESS**

**Step 1** Once you've viewed a property that you're interested in inspecting, please contact the agent to book a time for an inspection or be advised about the next public viewing time for the property.

**Step 2** There may be situations in which you are unable to view the property at the set time. Please follow our instructions when this occurs, waiting for your agent to advise the property's status and when you're able to view the property.

**Step 3** Please refrain from touching anything in the property.

**PLEASE ADHERE TO THE BELOW RULES**

- COVID-19 PREVENTION** Please wear your mask and maintain social distancing at all times.
- HANDS FREE** Please refrain from touching anything in the property.
- NO SMOKING** No smoking or drinking is allowed on the property.
- FEELING UNWELL** If you are feeling unwell, please do not enter the property. Please contact your agent for further advice.



13/213 DERBY STREET, Penrith

2 1 1

**\*\*Perfect for First home buyers or Astute Investors**

**PROPERTY LAUNCH | Saturday, 24th February 2024**

This two-bedroom unit offers low maintenance, lifestyle living in an exceptionally convenient location. The home features a flowing light filled floorplan which effortlessly transitions from living area out onto a balcony.

In an ideal lifestyle location, the property is a short walk to Nepean Village, Penrith Panthers Precinct, Penrith Train station, schools, shops, cafes and eateries as well as a variety of nearby transport options and it is only a short drive to

**Price: JUST LISTED | Ideal First Home or Investment**

**Inspect: 18-05-2024 12:00 PM - 12:30 PM**

**View: [remax.com.au/property-details/21299506](https://remax.com.au/property-details/21299506)**

**Gizzelle Powell**

**M 0428 934 618**

**RE/MAX Lifestyle Marketing,  
Penrith  
Nepean Hospital.**

**The benefits of buying this property are:**

- \* Two (2) generous sized bedrooms**
- \* Natural light filled living room**
- \* Contemporary kitchen with breakfast bar and ample storage**
- \* Separate bath and shower**
- \* Internal laundry**
- \* Split system air conditioning**
- \* Spacious and sunny balcony**
- \* Secure lock up garage**
- \* Currently tenanted with tenants happy to stay**
- \* Penrith CBD, Penrith Train station, shops, cafes and eateries as well as a variety of nearby transport options all within walking distance.**

**Perfect for First home buyers or Astute Investors seeking easy maintenance living. Call or SMS Gizzelle now on 0428 934 618 for your private inspection or for further information.**

**DISCLAIMER: The above information is believed to be correct and accurate, however, RE/MAX Lifestyle Marketing does not guarantee its accuracy and we urge prospective buyers to make their own enquiries if necessary.**

**COVID19 INSPECTION POLICY:**

**Please note that we are adhering to strict Government guidelines to always ensure the safety of our team and the community.**

**We do welcome you to attend our inspections, however kindly request that you:**

- \* Wear a mask**
- \* Adhere to the social distancing guidelines of one person per four square meters.**
- \* Ask one of our team if you would like to open any cupboards or doors for further inspection. We are exercising a "Look don't Touch" policy to keep everyone safe.**
- \* Keep our team and community safe by not attending an inspection if you are feeling unwell.**
- \* Make use of the complimentary hand sanitizer provided at all viewin**

<http://www.remax-lifestylemarketing.com.au>

Each office independently owned and operated

Penrith, NSW, 2750

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