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6/28 Union Road, Penrith

\$300,000 - \$330,000  
 45 sqm



# When Location & Convenience Matters



## TWO SAFE WAYS TO VIEW A PROPERTY

- 1) YOU MUST CALL US AND REGISTER FOR A PRIVATE INSPECTION
- 2) CALL US AND REGISTER FOR A VIRTUAL TOUR OF THE HOME

Situated in the heart of Penrith with everything at your fingertips, recently renovated and at a price point where you can't miss it!

Location is the most important factor to consider when buying an investment, your first home, or even looking to downsize into something with less maintenance. Union road is the heart of Penrith with Penrith Westfield only 500m away, Penrith Train station 650m away, and the social hub of High Street, basically at your front door.

You'll have your choice of activities within walking distance, Ripples Pools, Penrith Paceway & the community of Panthers Penrith. Not only are you close to Penrith Westfields you also have the choice of Nepean Village Located only 500m away.

Recently renovated throughout in modern neutral tones, this update has brought a contemporary, bright & cool feeling to the home. Tiled through-out, the kitchen possesses electric appliances, ample cupboards for storage and a kitchen island for mealtimes. This light filled unit and has all the modern connection requirements such as NBN, TV antenna and security intercom.

The main bedroom is of giant proportions and features a built-in mirrored wardrobe, access to the spacious modern bathroom and faces North ensuring you have a natural light- filled room all day round.

by a strata company that the current owner is very happy with.

Water Rates: \$177.12 p/qtr

Council Rates: \$395.60 p/qtr

Strata: \$405.30 p/qtr

Rental Return: \$280-\$300 per week approx.

For further information please contact our friendly staff.

Disclaimer: We have been furnished with above information, however, Laing + Simmons gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.

## Links

[Click to view on our website](http://www.lsstmarys.com.au/property-for-sale.html)

<http://www.lsstmarys.com.au/property-for-sale.html>

# Words That Describe This Property

SPACIOUS MODERN BATHROOM

REGISTERED COVERED CAR SPACE

SITUATED IN A SMALL COMPLEX

6/28 Union Road, Penrith

NATURAL LIGHT FILLED

AMPLE AMOUNTS OF STORAGE SPACE

CLOSE TO ALL LOCAL AMENITIES

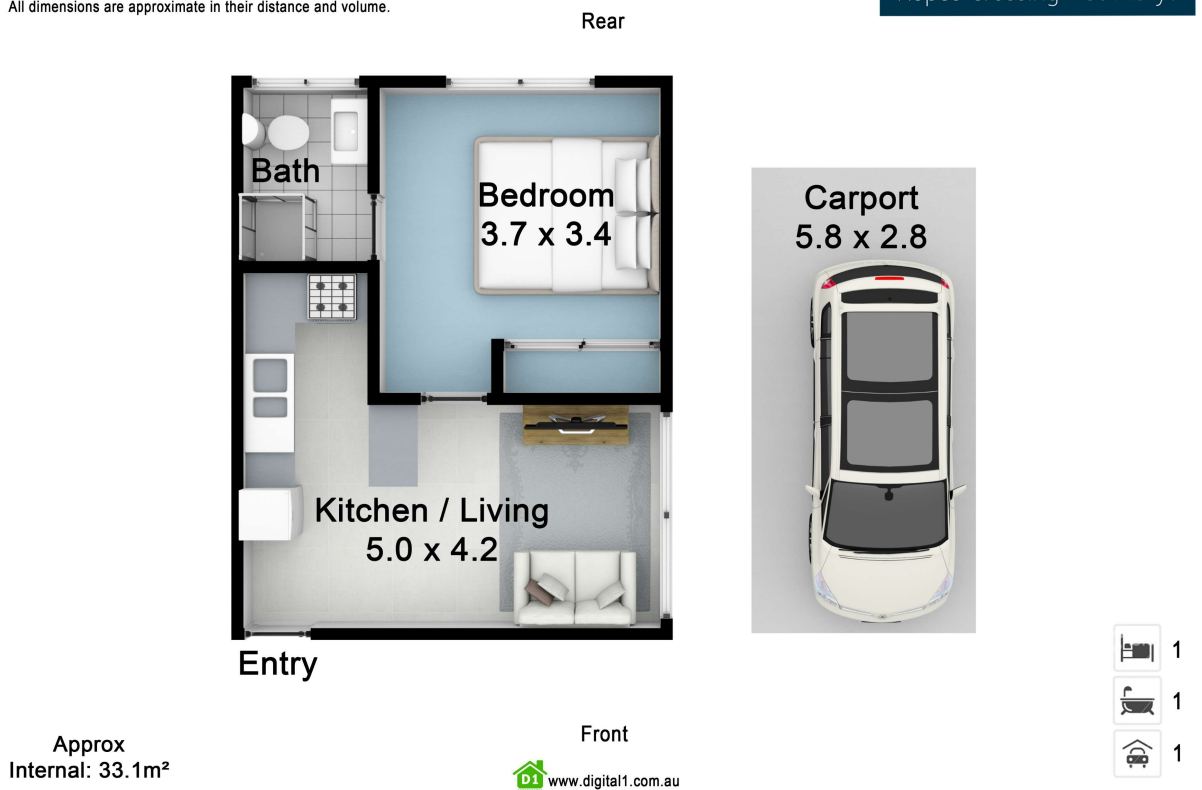
## Location Map



## 6/28 Union Road, Penrith

**Laing+Simmons**  
Ropes Crossing · St Marys

Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6240/7\\_6.28UnionCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6240/7_6.28UnionCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6261/9\\_6.28Union-RentalAppraisalLetter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6261/9_6.28Union-RentalAppraisalLetter.pdf)



# Around The Area



This amazing property is almost a stones throw from the heart of Penrith.

Convenience is key as they are located close to all amenities including:

- Westfield Penrith
- Penrith Train Station
- Takeaway and Dine-in Restaurants
- Australia Post
- Penrith RSL Club
- Coles
- Aldi
- Kmart
- Nepean Village Centre
- Officeworks
- Penrith City Library



# Laing+Simmons

## St Marys • Ropes Crossing

At Laing+Simmons St Marys/Ropes Crossing we combine expertise across the full spectrum of real estate services with a genuine passion for the local area.

Under the leadership of experienced Director and passionate local Paul Abassi, Laing+Simmons St Marys/Ropes Crossing provides expert sales, property management, project marketing and valuation services to the established St Marys community as well as the expanding Ropes Crossing area.

We have a long history in the western Sydney area, previously operating as 101 Property Agents in St Marys before joining the respected Laing+Simmons network in 2012.

Over the years we have worked with a broad client base, consistently achieved outstanding results and honed our skills and experience to establish a unique, collaborative approach to client service.

We understand that for most people, the sale of their home is the most significant financial transaction they will ever undertake. From an emotional perspective, there is naturally a heightened sense of anxiety at this time and many find the process stressful.

Our approach is focused on alleviating this anxiety and stress and we achieve this by always operating an honest, transparent and genuine way. We work closely with you to ensure you are informed and comfortable with our sale campaign strategies, we take the time to listen to your needs and we'll always present you with an honest appraisal of the facts.

We realise that every home, and every client, is unique and we therefore tailor individual solutions to meet your individual needs. In short, we treat you with the respect you deserve.

Similarly, we understand the needs of landlords and tenants and we take great care in ensuring both parties enjoy the mutual benefits of a relationship with us. Our approach to property management is focused on achieving the best outcomes for everyone and we do this by keeping the lines of communication open, through careful attention to detail and by treating landlords and tenants with respect.

## Links

[Laing+Simmons St Marys / Ropes Crossing](#)

[lsre.com.au/st-marys](https://lsre.com.au/st-marys)