

6/1 Markham Avenue, Penrith, NSW, 2750



Apartment For Sale

Wednesday, 18 December 2024

6/1 Markham Avenue, Penrith, NSW, 2750

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

MODERN GROUND FLOOR APARTMENT WITH BACKYARD!!!

Step into a world of modern comfort and convenience at 6/1 Markham Avenue Penrith. This exquisite apartment presents an unmissable opportunity for first-home buyers and savvy investors alike, nestled in a serene location with enviable connectivity. Just 2 years old, this contemporary residence places you in an unbeatable location with everything you need right at your doorstep. Positioned for ultimate lifestyle ease, you're moments from the M4 Motorway, the local shopping centre, and schools and a short walk to Penrith CBD.

Features of the apartment include:

- 3 generously sized bedrooms all with a built-in robe including the master bedroom which also boasts an ensuite, ensuring privacy and ease of living.
- Open plan living, dining and kitchen area and also a small outdoor area for family gathering. The whole apartment is fully tiled throughout, bathed in natural light and featuring a split air-conditioning for year-round comfort.
- Contemporary kitchen equipped with Caesarstone benchtops, gas cooking, a slide-out rangehood, a dishwasher and an abundance of storage cupboards.
- A modern main bathroom, tiled to ceiling and internal laundry that includes a dryer, melding functionality with style.
- Secure underground double car parking accommodates two vehicles, supplemented by off-street parking and a massive sized storage cage.
- Step outside to discover a private common courtyard, perfect for entertaining or enjoying quiet moments, with convenient gate access to the street.
- Safety and accessibility are paramount in this secure complex which features an intercom system.
- Currently tenanted for \$650 per week, this apartment is a wise investment in your future.

Don't miss out on the chance to secure this gem in the highly desirable Penrith Greater Region.

Additional information:

Strata levies - \$773per quarter

Council rates - \$485per quarter

Water rates - \$250 per quarter

Listed below is an approximate distance from the property to local amenities:

150m to the Bus stop

250m to St Dominic's College.

700m to Local Sporting Fields

800m to Penrith Selective High School

1.1km to Nepean Hospital

1.2km to Kingswood Train Station

2.3Km to Penrith Train Station

2.3Km to Penrith Westfield

3.1km to Penrith Golf Club

4.1km to M4 motorway

5.6km to New Sydney Metro stop Orchard Hills

7.6km to Penrith Regatta Centre

16.3km to Western Sydney International Airport

54km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.

