

**86 Peartree Circuit, Werrington, NSW, 2747**



**Land For Sale**

Saturday, 7 December 2024

86 Peartree Circuit, Werrington, NSW, 2747

Type: Land



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## Prime + Convenient Location

Discover an exceptional opportunity to own a 303.9sqm parcel of land in the bustling and sought-after suburb of Werrington, New South Wales. This compact yet versatile block is ideal for building a modern family home or investment property, offering a perfect blend of urban convenience and community charm.

Werrington is a vibrant suburb offering a range of amenities for shopping, education, and sports. For shopping, residents have access to Caddens Corner, SUPA IGA, St Marys Shopping Centre, and Penrith Westfield, ensuring convenience and variety. Education options in Werrington cater to all levels, from pre-school to tertiary studies, with Western Sydney University boasting campuses in Werrington North and South.

This house and land turnkey package offers a generous land size of 303.9 m<sup>2</sup> and a thoughtfully designed house area of 211.14 m<sup>2</sup>.

The home boasts:

- Land registered
- 4 well-proportioned bedrooms
- 2.5 stylish bathrooms, including a master ensuite
- Double garage
- Modern open-plan living areas
- Easy-to-maintain yard
- 800m to Werrington Train Station!

You will not want to miss out on this desirable land offering an abundance of style, practicality and a prestige locale.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.