



### 145-147 Derby Street Penrith NSW

Finding one property in a location as good as this can take decades. Finding 2 is almost impossible.

Situated in one of Penrith's most desirable streets for future growth & expansion. These 2 homes are in fair condition & would provide a consistent rent return while you weigh up the highest & best use.

Similar properties in the area have been developed in to multi level apartments, medical centres, child care centres & boarding houses.

This really is an investment into the growth of Penrith as a City & the exceptional opportunities current Government & Private sector expenditure is bringing to the area.

? R4 Zoned High Density Residential

**Price** : \$2,099,000  
**Land Size** : 1378.5 sqm  
**View** : <http://www.prdcommercialwest.com.au/sale/nsw/western-sydney/penrith/commercial/development/7823569>



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