



### 3/38 Victoria Avenue Penshurst NSW

This well-presented one-bedroom unit in the heart of Penshurst offers comfort, convenience, and low maintenance living making it an excellent opportunity for first home buyers, investors, or those looking to downsize.

Featuring a spacious bedroom and a neat, functional bathroom, this home is designed for easy living. The living area and bedroom are carpeted for added comfort, while the kitchen is fitted with practical floorboards for low maintenance upkeep. Vertical blinds and curtains throughout provide both privacy and style.

Enjoy your morning coffee or unwind in the evening on your own private balcony. The property also includes an internal laundry conveniently located off the bathroom, enhancing everyday convenience.

Ideally positioned close to shops, public transport, and local amenities, this unit is perfect for first home buyers looking to enter the market in a sought-after suburb

#### Features:

- ? Generous size bedroom
- ? Open plan lounge and dining area
- ? Seamless flow onto private balcony
- ? Floorboards in kitchen, carpeted living area and bedroom

- ? Vertical blinds and curtains throughout
- ? Spacious tiled bathroom with internal laundry
- ? Currently tenanted
- ? Ideal for first home buyers, investors, or downsizers
- ? Approx. 400m to Penshurst train station
- ? Approx. 400m to Penshurst shops & cafes

Exclusively listed by Alliance Real Estate.

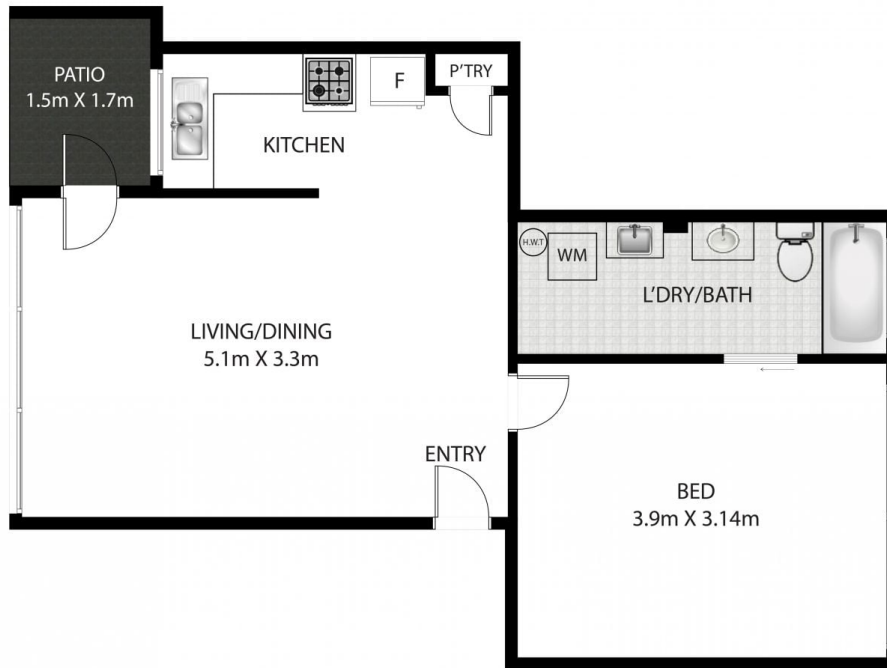
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**Price** : \$ 507,500



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