



# morton.

**Penrith** 23 & 23A Cooper Street

4 3 4

Presenting an excellent investment opportunity with dual occupancy and dual income from the 3-bed house and 1-bed granny flat, set on 579sqm of land. Located 650m to Kingswood Park Public School, 1km to IGA Kingswood and Kingswood Park Village Shops, 2km to St Dominics High School, 2km to Nepean Hospital, 2.6km to Penrith train station and Westfield, 23km to the new 2nd Airport due to complete in 2026.

#### 23 Cooper St - 3 Bed 2 Bath House

- Well-presented and spacious kitchen, with island bench, gas cooktop, dishwasher, oven, ample storage
- 2 x living areas, lounge room with polished timber floorboards, ceiling fan and air-con, tiled dining area with skylight and ceiling fan
- Huge backyard with plenty of space for kids, pets, covered verandah, deck and garden shed
- Large master bedroom with triple door built-in robes, ensuite and air con
- Large second bedroom with floorboards, tiled third bedroom

#### View

As advertised or by appointment

#### Agents

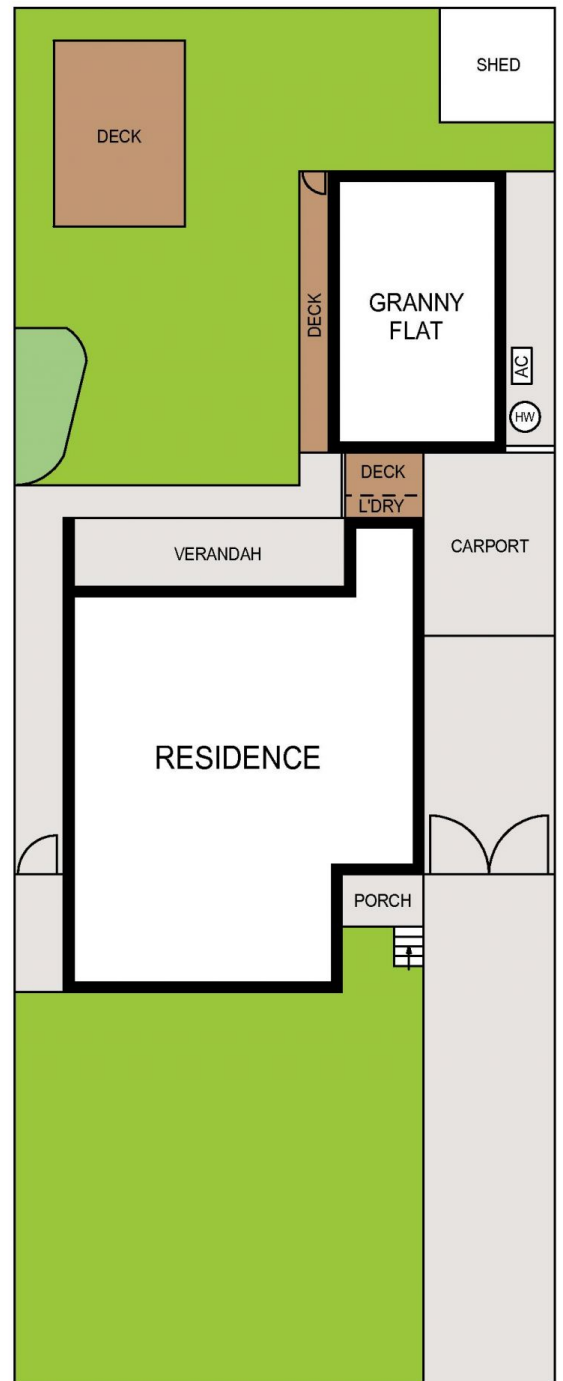
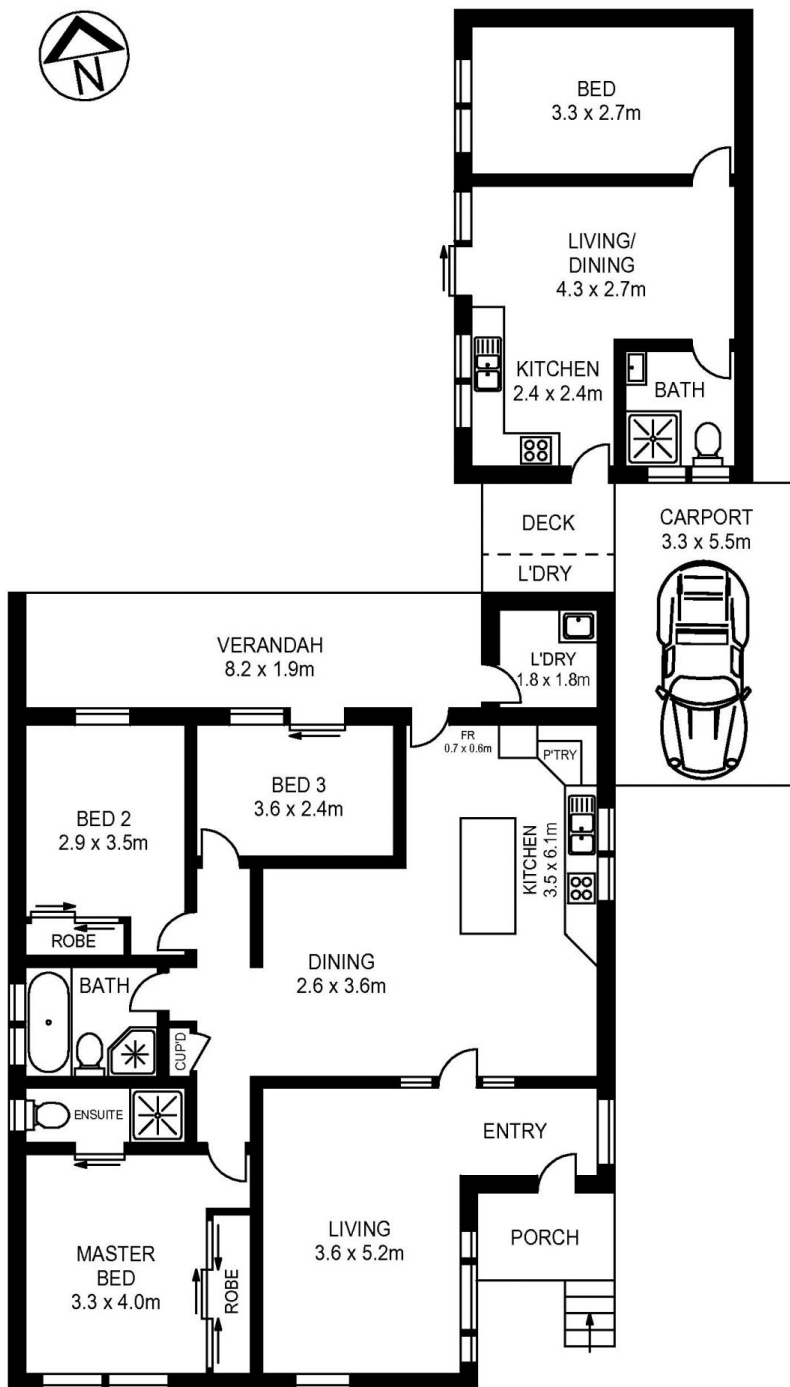
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APPROX. INT. AREA : 154m<sup>2</sup>

APPROX. EXT. AREA : 21m<sup>2</sup>

TOTAL AREA (INCLUDING CARPORT AND DECK) : 198m<sup>2</sup>

LAND SIZE : 579m<sup>2</sup>

23 & 23A COOPER STREET, PENRITH



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Please note these measurements are approximate only. The plans are intended as a rough guide for illustrative purpose. It is not warranted or guaranteed to be correct nor is it part of the sale or rental contract.