



**Phenomenal Opportunity!**



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## 34-42 Tench Avenue, Jamisontown

### Expressions Of Interest

Raine&Horne St Marys is proud to offer for the first time in over 21 years, the phenomenal opportunity to acquire this property and land on the Eastern Bank of the Nepean River. Located in the expansively growing Western Sydney region of Penrith approximately 59km from the Sydney CBD, this prime positioned property boasts loads of potential.

- Zoned SP3 Tourist, ideal for development potential (Subject To Council Approval)
- Land size of approximately 2.3 hectares (23,000sqm)
- Frontage of approximately 91 metres on Tench Avenue opposite Nepean River
- Located adjacent to 'The Orchard' & within close proximity to 'The East Bank' retail dining precinct, & other attractions
- Positioned close to the M4 Motorway, 'Homemaker Centre', Mulgoa Road and approximately 4km to Penrith CBD

Unrivalled position along the Nepean River with the Blue Mountains as a picturesque backdrop. For all enquiries, contact Jack Turner on 0434 554 430 or Don Sideco on 0406 804 408.

<b>Property ID:</b>	L26900890
<b>Property Type:</b>	House
<b>Carports:</b>	1
<b>Land Area:</b>	2.3 hectares

#### Don Sideco

0406804408

[don.sideco@stmarys.rh.com.au](mailto:don.sideco@stmarys.rh.com.au)

- All information contained herein is gathered from reliable sources, however we cannot guarantee its accuracy and all persons should rely on their own enquirers. Distances & amounts are approximate \*