



# morton.

**Penrith** 13/40-50 Union Road

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Begin your day by soaking up the morning sun! This expansive apartment, located on the third floor in the heart of Penrith CBD, presents an exceptional opportunity for first-time homebuyers or investors. Boasting a generous 96 sqm of internal living space, including the balcony, and situated close to Westfield Shopping Centre, this remarkable apartment provides a rare opportunity for low-maintenance lifestyle living in a prime location.

#### Features

- An expansive east-facing balcony
- Oversized master bedroom with a spacious ensuite
- Massive main bathroom featuring a bathtub
- Laminate flooring throughout the living areas and bedrooms
- Open-plan living and dining area seamlessly flowing onto the balcony
- Split system air conditioning in the living room
- Internal laundry equipped with a dryer and ample storage space throughout the unit
- Roller blinds and insect screens throughout

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#### View

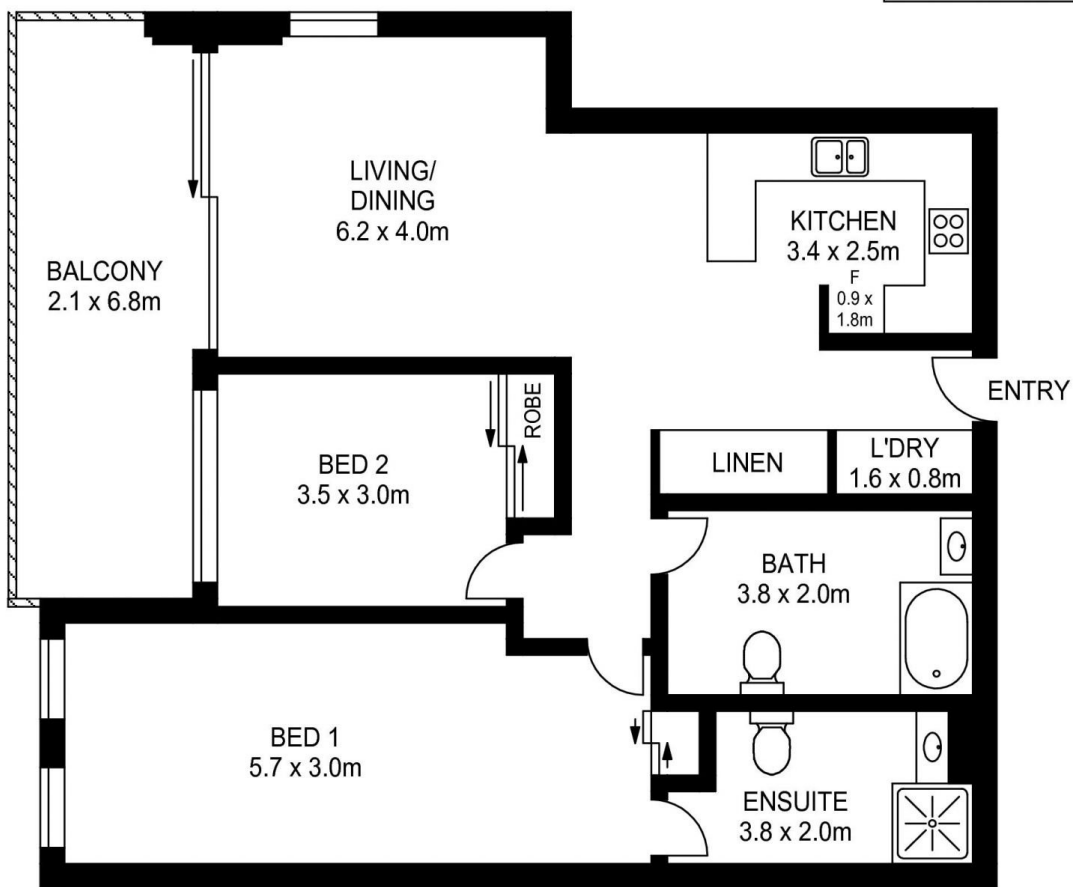
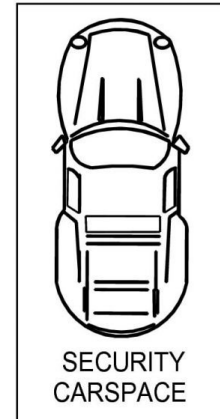
As advertised or by appointment

#### Agent

##### Jamie Bae

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APPROX. INT. AREA : 82 m<sup>2</sup>  
APPROX. EXT. AREA : 14 m<sup>2</sup>  
TOTAL AREA INCLUDING CARSPACE AND STORAGE : 111 m<sup>2</sup>

13/40-50 UNION ROAD, PENRITH



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