



17 Mariposa Circuit, **Caddens**

**POTENTIAL DUAL INCOME - 1007M2 CORNER BLOCK**

A fantastic opportunity to purchase a corner block over a quarter acre in size and DA approved for a unique 5 bedroom luxury home plus an attached two bedroom granny flat located in a prestigious estate. A perfect property for the large extended family or the astute investor expanding their investment portfolio.

Development Application & Construction Certificate approval;  
Plans for a 5 bedroom home Plus 2 bedroom attached granny flat;  
Triple garage- First approved in Caddens Estate;  
Prestigious Caddens Estate.

Perfect to keep the family fit and healthy with a myriad of walkways and conveniently located near Penrith CBD with easy access to Western Sydney University, Nepean District Hospital, Penrith Academic Selective High School, Westfield Plaza Shopping Villages, myriad of cafes and restaurants to enjoy a meal in the main Street, Penrith Train Station and public Transport plus easy access to M4 motorway.

Great home for the growing family or investment for the astute investor to take advantage of the depreciation schedule and earn a potential rental return of \$1000 per week.

Take the opportunity to research this lovely dual residence as we can send a soft copy of the plans upon request.

Register your interest by clicking on the 'email Button'.

**Expressions of Interest**

ID# 11412102719



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The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.