



63 Ingleburn Gardens Drive, Bardia

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Low Maintenance Living with Privacy and Convenience

DEPOSIT TAKEN

Perfectly positioned in the heart of Bardia's Ingleburn Gardens Estate, this immaculately presented double-storey residence delivers modern comfort, functional design, and everyday convenience.

Thoughtfully designed for family living and beautifully maintained, this home is ready to impress from the moment you arrive.

Property Features:

- Four generously sized bedrooms, all with built-in wardrobes
- Luxurious master suite complete with walk-in robe and private ensuite
- Ducted air conditioning throughout with dual zones
- Two full bathrooms plus a separate downstairs powder room
- Light-filled open-plan living and dining area.
- Modern gourmet kitchen featuring 20mm stone benchtops
- Tiles throughout downstairs with carpet to all areas upstairs
- Well-appointed laundry with ample storage
- Low maintenance backyard

Areas & Dimensions

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

FOR SALE
Deposit Taken

AGENTS

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AGENCY

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 **LJ Hooker**

Total Internal Area – 192.86m²
Land Size – 206.7sqm

Prime Location Highlights:

- Close to local schools, parks, shopping centres, and public transport
- Approx. 4-minute drive (1.7km) to Bardia Public School
- Approx. 6-minute drive (3.6km) to Edmondson Park Public School
- Approx. 4-minute drive (2km) to Ed Square Town Centre
- Approx. 4-minute drive (2km) to Edmondson Park Train Station
- Approx. 3-minute drive (1.9km) to Bardia Park
- Approx. 3-minute drive (800m) to Maxwell Creek Oval
- Approx. 1-minute walk (150m) to Meadows Swimming Pool
- Easy access to both the M5 and M7 motorways

This outstanding home offers the perfect blend of lifestyle, location, and modern living — an opportunity not to be missed.

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral 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 enquiries in order to determine whether or not this information is, in fact, accurate.

MORE DETAILS

Property ID 124FHCV
Property Type DuplexSemi-detached

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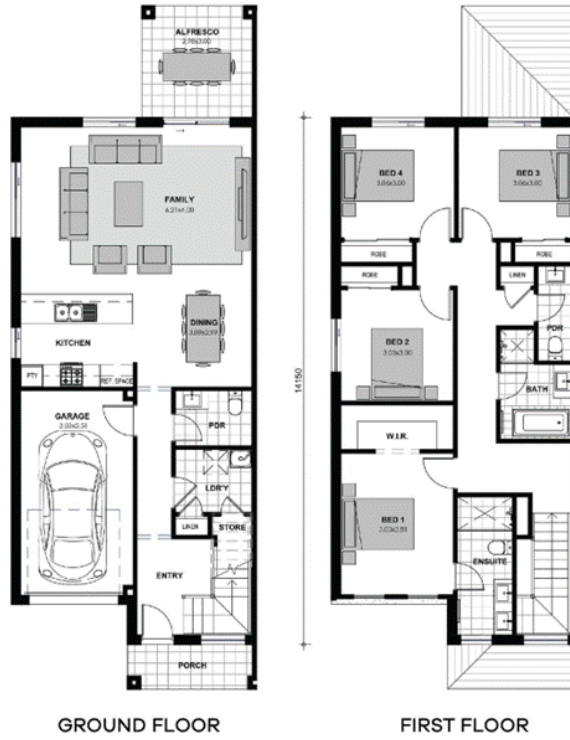
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14'150"