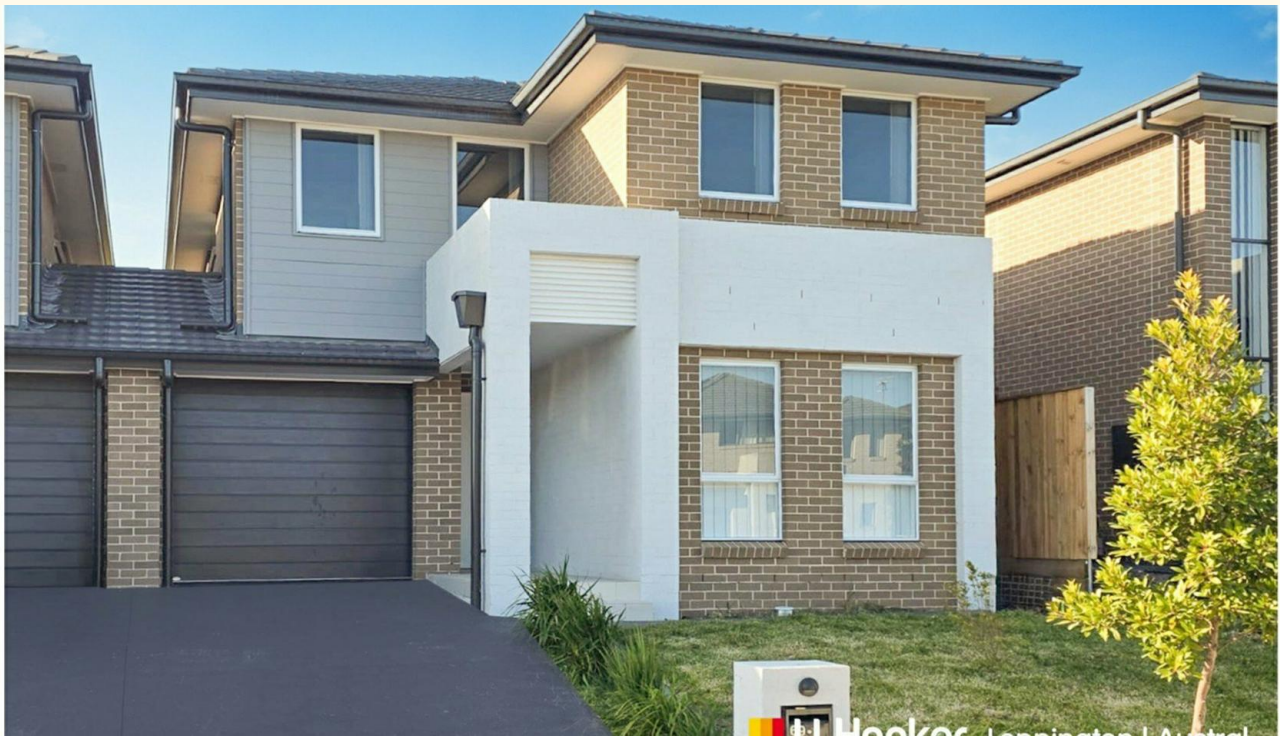




69 Ingleburn Gardens Drive, Bardia

New Luxury Duplex | Premium Living in the Heart of Bardia

Experience contemporary family living in one of Bardia's most sought-after master-planned communities.

Crafted by the renowned ZAC Homes, this beautifully designed 22-square luxury duplex combines quality craftsmanship, stylish finishes and a functional floorplan, offering the perfect home for families, first home buyers and investors alike.

Ideally positioned just minutes from Edmondson Park railway station and the vibrant Ed Square Town Centre, you'll enjoy an unbeatable lifestyle with shopping, dining, transport and everyday conveniences all within easy reach. Families will also appreciate the proximity to quality schools, local parks and the nearby Crossroads retail precinct.

With only a limited number of residences available, this is your chance to become part of one of South-West Sydney's fastest-growing communities.

Premium Inclusions

- Ducted air conditioning throughout
- Remote-controlled lock-up garage

4 2 1

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Leppington | Austral
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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.



- Modern kitchen featuring 600mm stainless steel appliances
- Dishwasher included
- Contemporary open-plan living and dining areas
- Quality floor tiles throughout the main living areas
- Carpet to all bedrooms
- Tiled porch and alfresco entertaining area
- Coloured concrete driveway
- Vertical blinds throughout
- Fully fenced rear and side boundaries
- Landscaped front and rear yards with turf
- Clothesline installed
- BASIX requirements and site costs included

Property Details

- Internal Area: 201.19sqm (approximately 22 squares)
- Land Size: 238.4sqm

Offering exceptional value, premium finishes and an outstanding location, this is the perfect opportunity to secure a stylish new home in an established and family-friendly neighbourhood.

Enquire today to secure one of the final opportunities before they're gone.

- This property qualifies for the new build exemption under the recent negative gearing law. For more information, please see below link.

<https://budget.gov.au/content/factsheets/download/tax-explainers-negative-gearing-capital-gains-tax.pdf>

- Some images in this advertisement have been virtually furnished and are for illustrative purposes only

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MORE DETAILS

Property ID 12DMHCV
Property Type House
House Size 201 m2
Land Area 238.4 m2
Including Ensuite
Ducted Cooling
Ducted Heating
Toilets (1)
Dishwasher
Outdoor Entertaining
Built-in-Robes
Fully Fenced
Remote Garage

Dejan Gajic 0404 225 083

Licensed Sales Agent | dejan.leppington@ljhooker.com.au

Samuel Moscabenny 0448 649 817

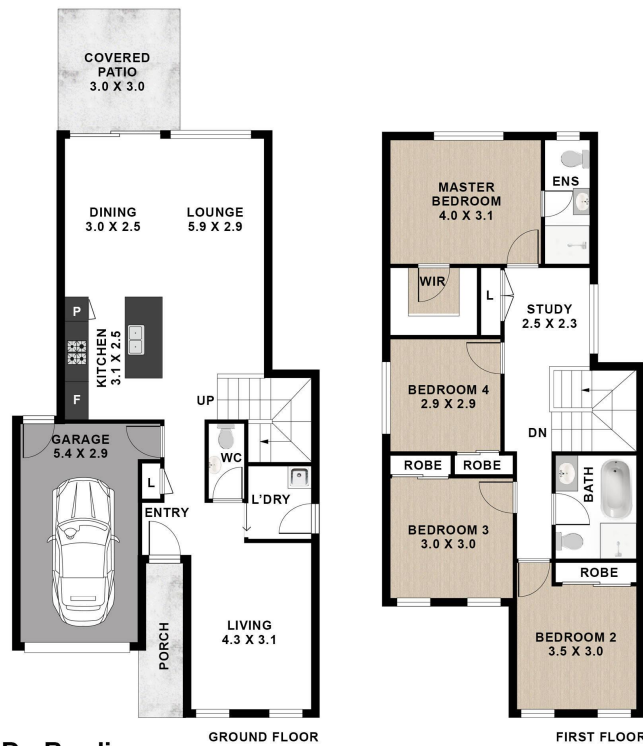
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69 Ingleburn Gardens Dr, Bardia

Disclaimer: This floor plan is used for marketing purposes only and is subject to errors and inaccuracy. The marketing agent and ENFORCEFX will not accept any liability. Interested parties should make and rely on their own enquiries.