







26 Orley Avenue, Ingle Farm

# Renovate, Reimagine or Develop

A perfect canvas for those looking to breathe new life into a much-loved home. With a practical and unique floorplan, there's plenty of scope to update, refresh and make the space your own.

Whether you're searching for your next home, a renovation project or an investment with future potential, this property offers plenty of options. The generous allotment and Torrens title also make it an exciting proposition for developers, subject to planning consent.

Features include:

- Master bedroom with ensuite
- Bedroom 2 with its own retreat or study space
- Two separate living areas, positioned at the front and rear of the home
- Large shed with panel lift door, ideal for storage, a workshop or parking cars and trailers
- Spacious backyard with plenty of room for kids and pets
- Torrens titled allotment with development potential (STPC)

Enjoy a convenient location close to everyday amenities, with Ingle Farm Shopping Centre nearby and Westfield Tea Tree Plaza just a short drive away for shopping, dining and entertainment.

A number of parks and reserves close by, including Walkey Park,

4 2 1

**FOR SALE**
$789,000 - $839,000

**VIEW**
Sat 31st Oct @ 12:00PM - 12:30PM

**AGENTS**
Ashley Palazzo
0414 347 884
ashleyp@ljhsales.com.au

**AGENCY**
LJ Hooker Property Specialists
(08) 8289 6660

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.

LJ Hooker

Leyton Reserve and Finniss Avenue Reserve, giving you easy access to green space when you want to get outdoors.

With its flexible floorplan, generous backyard, excellent shed and development potential, this is a property that gives you plenty of ways to add value and make the most of what's here.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

## MORE DETAILS

| | |
|---|---|
| Property ID | 2DX9GJU |
| Property Type | House |
| House Size | 168 m2 |
| Land Area | 780 m2 |











**Ashley Palazzo 0414 347 884**
Sales Specialist | ashleyp@ljhsales.com.au

**LJ Hooker Property Specialists (08) 8289 6660**
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| 294m² | 160m² | 4m² | 39m² | 57m² | 34m² |
|---|---|---|---|---|---|
| TOTAL | Living | Shed | Garage | Verandah | Carport |

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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