1 Orchard Place, Ingleburn

Expansive Family Living with Self-Contained Studio in a Prime Ingleburn Location

Set in a quiet and highly convenient pocket of Ingleburn, this beautifully designed five-bedroom residence offers exceptional space, flexibility, and modern comfort. Perfectly suited for large or extended families, this impressive home is complemented by a fully self-contained one-bedroom studio, creating the ideal dual-living opportunity. With its isolated access, the studio is ideal for renting out, offering privacy and convenience for both occupants. Positioned on R3 medium density zoning, the property also presents excellent future development potential (STCA), adding further long-term value for investors and homeowners alike.

Inside the main residence, you are welcomed by spacious, light-filled interiors enhanced by ducted air conditioning with separate systems for upstairs and downstairs, along with ceiling fans throughout. The generous living areas provide plenty of room for both relaxation and entertaining, while the well-appointed kitchen features ample storage and a dedicated dining area, making it the heart of the home.

All five bedrooms are generously sized and 4 bedrooms include built-

5 3 2

FOR SALE
SOLD - $1,160,000

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in wardrobes, ensuring comfort and practicality for the whole family. One of the upstairs bedrooms is additionally fitted with a window air conditioning unit for extra comfort. The home is serviced by three well-positioned bathrooms, including a main bathroom upstairs with a separate toilet, an additional bathroom downstairs, and a third bathroom within the studio.

Step outside to enjoy both a low-maintenance backyard and a separate front yard, offering flexibility for outdoor living, family entertainment, or quiet relaxation. Adding further value is the separate one-bedroom studio, accessible from both the front and backyard, complete with its own kitchenette, living area, and bathroom. Please note, the studio does not include a built-in wardrobe.

With abundant natural sunlight flowing throughout, a 3kW solar system for energy efficiency, and two car spaces, this home offers a complete lifestyle package in a sought-after location.

Property highlights:
· Five spacious bedrooms, 4 with built-in wardrobes
· One upstairs bedroom with additional window air conditioning
· Self-contained one-bedroom studio with isolated access, kitchenette, bathroom, and living area (no built-in wardrobe)
· Three bathrooms in total, including one in the studio
· Ducted air conditioning with separate systems for upstairs and downstairs
· Ceiling fans in living areas and bedrooms
· Multiple spacious living areas
· Kitchen with ample storage and dining area
· Light-filled interiors throughout
· Low-maintenance backyard plus separate front yard
· 3kW solar system
· Dual living potential for extended families or rental income
· Two car spaces
· R3 zoned for future development potential (STCA)

Location highlights:
· Approximately 15 minutes walk to Ingleburn Train Station
· Around 12 minutes walk to Ingleburn Village Shopping Centre
· Approximately 10 minutes walk to Ingleburn Public School
· Close to Ingleburn High School and local childcare centres
· Minutes to local parks, playgrounds, and sporting facilities
· Easy access to the M5 motorway for convenient commuting
· Short drive to Campbelltown CBD and Macarthur Square
· Approximately 15 minutes drive to Ed Square, offering a wide range of dining options, entertainment, events, cinemas, council facilities, and commuter parking
· Beautiful green walkway nearby, perfect for peaceful daily walks, leading to a lovely local RSL club

1 Orchard Place, Ingleburn offers a rare opportunity to secure a spacious and versatile family home with additional income or dual-living potential, all set within a convenient and well-connected location.

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MORE DETAILS

Property ID	FC1HG3
Property Type	House
Land Area	550 m2
Including	Toilets (3)

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