



17 Mercedes Road, Ingleburn

## Exceptional Family Estate on Expansive 1.5 Acre Block

Discover this magnificent 3-bedroom, 3-bathroom family home sitting proudly on an impressive 6,079m<sup>2</sup>; (1.5 acre) block in one of Ingleburn's most sought-after locations. Built in 1984, this well-established property offers the perfect blend of suburban comfort and semi-rural tranquility with exceptional living spaces and premium features.

### Property Highlights:

#### Ground Floor Layout:

- + Master Bedroom (3.8 x 3.9m) with walk-in robe and private ensuite
- + Two additional bedrooms (3.8 x 2.9m and 3.8 x 3.0m)
- + All bedrooms feature ceiling fans for year-round comfort
- + Spacious living room (4.5 x 6.7m) with carpet flooring and split air conditioning
- + Open-plan family/dining area (3.7 x 8.7m) - perfect for entertaining
- + Modern kitchen with 20mm benchtop, electric cooking, and Bosch grill
- + Practical laundry (1.8 x 4.0m) with excellent storage
- + Private balcony (2.1 x 6.7m) accessible from master bedroom
- + Welcoming porch and entry with excellent flow throughout

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### FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.

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#### Lower Level Features:

- + Double garage (5.5 x 5.0m) with secure parking for 2 vehicles
- + Rumpus room (3.8 x 6.0m) - ideal for children's play area or entertainment zone
- + Wine cellar - perfect for the wine enthusiast
- + Multiple storage areas for all your storage needs
- + 6,079m<sup>2</sup>; (1.5 acres) of premium land - rare in today's market

#### Premium Location Benefits:

##### Transport Connectivity:

- + Approximately 5 minutes drive to Ingleburn Railway Station
- + 43-54 minutes to Sydney CBD by car (multiple route options via M5 or M7/M4)
- + Approximately 1 hour 16 minutes to Sydney CBD via public transport
- + Direct train services on the South West rail line

#### Local Amenities:

- + Walking distance to Ingleburn Village Shopping Centre
- + Close to Ingleburn High School and Holy Family Catholic Primary School
- + Beautiful Milton Park and Ingleburn Reserve for recreation
- + Safe, established neighborhood with strong community feel
- + Easy access to medical facilities and professional services

#### Quality Features & Finishes:

- + Ceiling fans to all bedrooms for comfort
- + Carpet flooring in living areas
- + Split air conditioning system
- + 20mm benchtop in kitchen
- + Electric cooking with Bosch grill
- + Walk-in robe to master bedroom
- + Private ensuite to master bedroom
- + Multiple storage solutions throughout
- + Lifestyle & Investment Appeal:

This rare large block property represents an outstanding opportunity for:

- + Growing families seeking space, privacy and excellent schools
- + Entertainers with rumpus room and spacious living areas
- + Investors targeting Sydney's high-growth corridors
- + Developers (subject to council approval) - significant land holding
- + Those seeking semi-rural feel while staying connected to Sydney
- + Wine enthusiasts with dedicated wine cellar

#### Area Profile:

Ingleburn is experiencing strong growth as one of Sydney's most affordable yet well-located suburbs. With its multicultural community, excellent amenities, and strategic location in the Greater Macarthur Growth Area, it continues to attract families and investors alike. The suburb offers the perfect balance of suburban convenience and accessibility to Sydney's business districts.

**Key Features Summary:** 3 bedrooms, 3 bathrooms (master with ensuite)

- 1.5 acres of premium land
- Master with walk-in robe & private balcony
- Ceiling fans to all bedrooms
- Split A/C & carpet in living areas
- Modern kitchen with 20mm benchtop & Bosch grill
- Double garage + rumpus room + wine cellar
- 5 minutes to train station
- Under 1 hour to Sydney CBD

#### Perfect For:

- + Families seeking space and luxury finishes

- + Wine enthusiasts with dedicated cellar
- + Those wanting semi-rural lifestyle with city access
- + Investors targeting premium growth areas

Contact us today to arrange a private inspection!

Disclaimer: LJ Hooker Minto and its representatives have gathered this information from reliable sources but cannot guarantee its accuracy. We encourage buyers to conduct their own research.

## MORE DETAILS

Property ID	BS0HUA
Property Type	House
Land Area	1.5 acre

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