



9 Lionel Street, Ingleburn

Land of opportunity!

Offered for the first time in decades is this free standing timber framed cottage with development, duplex, granny flat, investment & new home site potential (S.T.C.A).

With a massive 20.117m frontage to a whisper quiet street in undoubtedly Ingleburn's best locations (approx 300m to Ingleburn Shopping Centre, 400m to Ingleburn Railway Station and Shopping Village and 250m to Ingleburn Public School), take advantage of the existing rental potential or develop this blank canvas and reap the rewards!

Currently the existing home offers 3 generous bedrooms, separate living and dining rooms, a massive kitchen, 1 full bathroom and extra toilet in the internal laundry and a great size lock up garage.

There is a drive way on both sides of the property and a lovely North Westerly aspect from the rear of the property ready for that granny flat, pool, extension or just great family entertaining.

Make an offer and do not miss this golden opportunity!

3 1 2

FOR SALE

For Sale

VIEW

By Appointment

AGENTS

Joseph Galea
0405 148 099
josephg@ljhbbs.com.au

AGENCY

LJ Hooker Brighton-Le-Sands
(02) 9599 1511

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.



MORE DETAILS

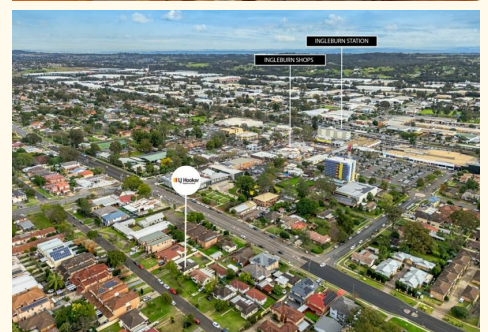
Property ID 13Y7FNN
Property Type House
Land Area 575.4 m2
Including Air Conditioning
Balcony
Built-in-Robes
Fully Fenced
Development site
Duplex site
grannyflat potential

Joseph Galea 0405 148 099

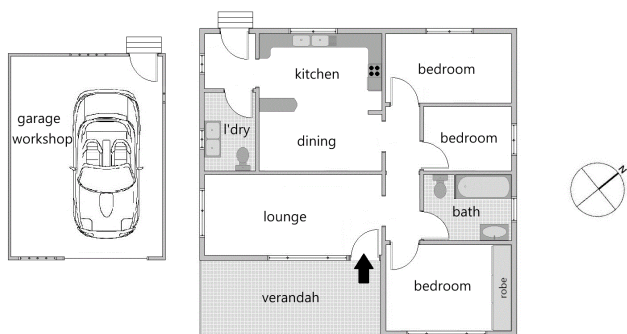
Area Specialist | josephg@ljhbbs.com.au

LJ Hooker Brighton-Le-Sands (02) 9599 1511

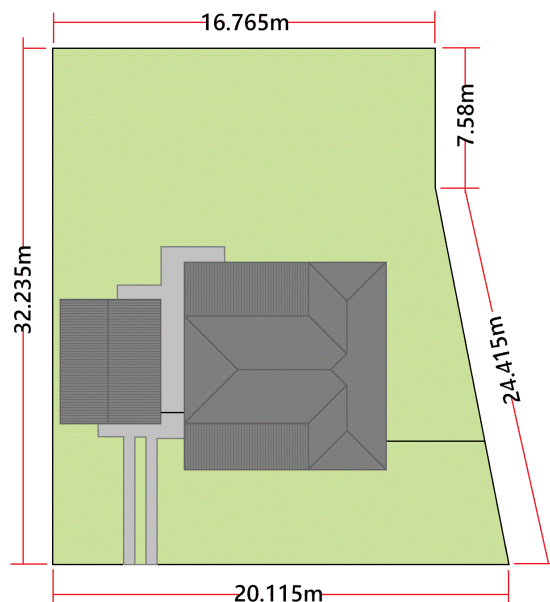
331 Bay Street, BRIGHTON-LE-SANDS NSW 2216
brightonnsw.ljhooker.com.au | info@ljhbbs.com.au



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.



Total Land Area
575.4sqm



9 Lionel Street, Ingleburn



INDICATIVE ONLY. THIS INFORMATION PRESENTED HERE IS SOURCED FROM WHAT WE CONSIDER RELIABLE SOURCES, WE CANNOT ASSURE ITS PRECISION. THOSE WITH INTEREST SHOULD CONDUCT THEIR OWN INVESTIGATIONS.