






1/114 Ingleburn Road, Ingleburn

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## Modern Family Living | Torrens Title

Discover this beautifully presented three-bedroom Torrens Title home, designed for modern comfort and everyday convenience. Positioned within walking distance to Ingleburn Train Station and surrounded by essential amenities, this residence offers an ideal opportunity for first-home buyers, downsizers, or investors seeking strong rental potential.

Built in 2012 on a 241 sqm block, with a practical floor area of 218 sqm, this home blends contemporary design with a highly accessible location.

Estimated rental return: approximately \$800 per week.

### Key Features

- + Torrens Title &ndash; full ownership of land and home
- + 3 spacious bedrooms with built-in wardrobes
- + 2 well-appointed bathrooms, including ensuite to the master and 3 toilets
- + Open-plan living and dining with excellent natural light
- + Modern kitchen with ample cabinetry and quality appliances
- + Double car space for secure parking
- + Low-maintenance 241 sqm block &ndash; perfect for busy families or investors

### FOR SALE

Please Call

### AGENTS

Monwar Hossain

0466110545

Monwar.Hossain@ljhooker.com.au

Sayed Rahman

0430 108 830

sayed.minto@ljhooker.com.au

### AGENCY

LJ Hooker Minto

02 8734 3211

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- + Year built: 2012
- + CCTV camera Installed

#### Location & Lifestyle

- + Walking distance to Ingleburn Train Station &ndash; seamless city commute
- + Moments to Ingleburn Village Shopping Centre, Coles, Woolworths, and specialty shops
- + Close to Ingleburn Public School, Ingleburn High School, and local childcare centres
- + Nearby medical centres, parks, and community facilities
- + Easy access to M5 motorway for direct routes to Sydney CBD, Liverpool, and Campbelltown

#### Why This Property Stands Out

- + Prime location offering walk-to-everything convenience
- + Torrens Title ownership with no strata fees
- + A modern, low-maintenance home in a family-friendly setting
- + Excellent investment opportunity with strong tenant appeal
- + Potential rental income: approx. \$800 per week

For Sale &ndash; Contact LJ Hooker Minto today to arrange a private viewing.

- \*\* "LJ Hooker Minto, Real Estate, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries."

#### MORE DETAILS

Property ID	BTWHUA
Property Type	Townhouse
Land Area	241 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Intercom
	Courtyard
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

#### Monwar Hossain 0466110545

Licensee and Principal | Monwar.Hossain@ljhooker.com.au

#### Sayed Rahman 0430 108 830

Director Sales | sayed.minto@ljhooker.com.au

#### LJ Hooker Minto 02 8734 3211

Shop 72, 10 Brookfield Road, MINTO NSW 2566  
 minto.ljhooker.com.au | minto@ljhooker.com.au

