



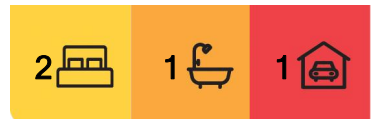
## Ingleburn, 3/62-64 Macquarie Road

Charming Two-Bedroom Villa Within walking distance - Low Starta

This beautifully presented two-bedroom villa offers a fantastic opportunity for those seeking convenience and comfort in an ideal location. Whether you're looking for a place to call home or an investment with high rental appeal, this property ticks all the boxes.

**\*\*Features include:\*\***

- **\*\*Prime Location:\*\*** Just a minute's walk to Coles for all your shopping needs, with a train station right behind it&mdash;perfect for those without a car.
- **\*\*Small, Well-Maintained Complex:\*\*** Recently painted with a neat, tidy aesthetic throughout.
- **\*\*Modern Comforts:\*\*** Downlights throughout, split-system air conditioning in the living area, and a well-appointed kitchen featuring granite benchtops and plenty of storage.
- **\*\*Two Spacious Bedrooms:\*\*** Both fully tiled, with built-in wardrobes in each bedroom for added convenience.



**For Sale**  
SOLD - \$618,000

**View**  
[ljhooker.com.au/F2BHG3](http://ljhooker.com.au/F2BHG3)

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**LJ Hooker Ingleburn**  
**(02) 9829 6006**

**Disclaimer:** 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.

- **Clean and Tidy Bathroom:** Functional and well-maintained.
- **Private Outdoor Space:** A low-maintenance, neat little backyard for relaxation or entertaining.
- **Generous Land Size:** Boasting 154 sqm, one of the largest lots in the complex, offering extra space and potential.

**Ideal for Investors and First-Time Buyers:**

This villa is ready to move in and enjoy or could serve as a great addition to your investment portfolio with its central location.

**Location Highlights:**

- 1-minute walk to Coles
- 2-minute walk to Ingleburn Station
- 3-minute walk to Ingleburn Medical Centre
- Close to all amenities, including cafes, schools, and parks

With everything you need just moments away, this property is a must-see. Whether you're looking to move straight in or make a savvy investment, this villa offers the best of both worlds. **Contact us today** for more information or to arrange an inspection!

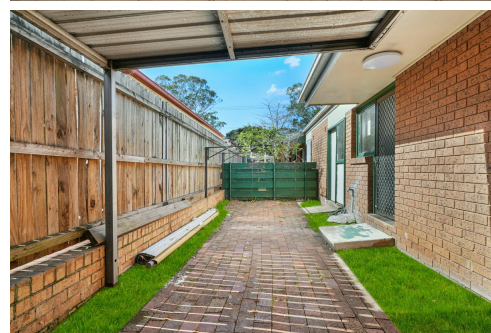
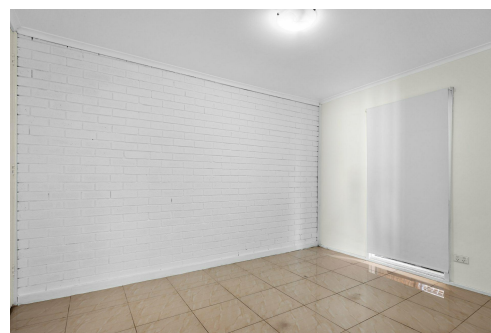
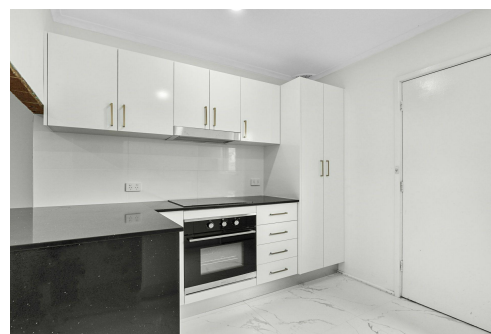
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## More About this Property

<b>Property ID</b>	F2BHG3
<b>Property Type</b>	Villa
<b>Land Area</b>	154 m <sup>2</sup>
<b>Including</b>	Toilets (1)

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