

# 12 & 12A Leyland Place, Ingleburn, NSW 2565

**Raine&Horne**  
Ingleburn

## Sold House

Friday, 16 February 2024

12 & 12A Leyland Place, Ingleburn, NSW 2565

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 732 m2**

**Type: House**



Farha Diba  
0405436393



Raine and Horne Ingleburn Sales  
0405436393

**\$1,060,000**

Farha Diba from Raine & Horne Ingleburn welcomes you to this much loved and very well cared for family home with Granny Flat situated on a generous 732sqm Block, which is now available for sale. From the moment you walk into this property you instantly feel a real sense of home. This home has been incredibly well cared for and has many modern updates. With 3 bedrooms all with Built-in wardrobes, 1 bathroom & single lock-up garage. The backyard is an entertainer's delight Featuring a large pergola area, Covered Firepit area, above ground pool & stacks of grass space for the dog's & kids to run around. There is also side access through to the large council reserve. There is also a 1-bedroom Granny flat with a separate entrance, perfect for some extra income or perfect for extended family or older children.

**Main House 12 Leyland Place INGLEBURN NSW 3 BEDS | 1 BATH | 1 CAR & Carport**

**Property Features:**

- 3 Bedrooms all with Built-in wardrobes, 2 with reverse cycle air-conditioning & Ceiling fans
- Renovated bathroom, floor to ceiling tiles & floating vanity & separate toilet
- Renovated European style large Kitchen with 600mm Gas cooktop & Electric oven also featuring the Laundry.
- Lounge room with lots of natural light & reverse cycle air-conditioning
- Dining space, just off the kitchen
- Covered pergola area
- Covered Fire pit area
- Above ground pool
- Large grass space & double gate side access to the local reserve
- Single Garage with Carport

**Granny Flat 12A Leyland Place INGLEBURN NSW 1 BEDS | 1 BATH**

- 1 good sized Bedroom with Built-in wardrobe & ceiling fan
- 1 Bathroom with floor to ceiling tiles
- Internal Laundry with storage & access to the backyard
- Kitchen, living & dining combined with reverse cycle air-conditioning, additional storage

**Location Features:-**

- 3 min drive to Ingleburn Train Station
- 2 min drive to Ingleburn High School
- 3 min drive to Ingleburn Public School
- 3 min drive to Ingleburn Shopping centre, 5 minutes to Minto and Macquarie Fields shopping centres
- 6 min drive to M5 Motorway access

Contact Farha Diba on 0405 436 393 to inspect the property today. This rare opportunity is not to be missed!

**DISCLAIMER:** Every precaution has been taken to establish accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.