

# 131 Lancia Drive, Ingleburn, NSW 2565

**Raine&Horne**  
Ingleburn

## House For Sale

Thursday, 4 January 2024

131 Lancia Drive, Ingleburn, NSW 2565

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 334 m2**

**Type: House**



Farha Diba  
0405436393



Raine and Horne Ingleburn Sales  
0405436393

## JUST LISTED

Farha Diba from Raine & Horne Ingleburn welcomes you to this charming 3-bedroom, 1-bathroom house with a garage space, which is now available for sale. Nestled in a peaceful neighbourhood, opposite a park with plenty of grass to run around. This property offers 3 bedrooms & comfortable living space perfect for first-time buyers, small families, or investors all these at very close distance to all amenities Ingleburn has to offer. 3 BEDS || 1 BATH || 1 CARPORT Property Features:- 3 Bedrooms - With Built-in Wardrobes - Large kitchen with plenty of bench space & Cupboards, 600mm Gas cooktop & 600mm Electric oven - Dining room is a good size & located just off the kitchen- Good sized lounge room with lots of natural light- Updated bathroom, with new toilet & vanity- Good sized laundry with cupboard & bench space & Separate toilet - New ducted air-conditioning system - 2 zones - Roller shutters to all windows & Garage- Large covered Alfresco with remote control blinds- Low Maintenance back yard, with garden shed- 20 Solar panels 6.6kw system ensuring your bills are kept to a minimum- Property has a Termite Barrier (Still in Warranty)- Recently Fumigated (With Warranty) Conveniently located :- Across the road from a park, with large grass area and plenty of additional street parking- Bus Stop Conveniently located across the road- 4 minute drive to Ingleburn Train Station- 5 minute drive to Ingleburn High School- 3 minute drive to Ingleburn Public School- 6 minute drive to Ingleburn Shopping Centre- 9 minute 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.