

**96 & 96A Lancia Drive, Ingleburn, NSW 2565**

STONE

**House For Sale**

Wednesday, 8 May 2024

96 & 96A Lancia Drive, Ingleburn, NSW 2565

**Bedrooms: 8**

**Bathrooms: 3**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



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## Contact Agent

This incredible property offers an outstanding opportunity for both homeowners and investors alike. Situated on a generous 653.9sqm plot, this house and granny flat duo boasts a combined rental income of approximately \$990 per week, making it an enticing investment prospect and is located on a quiet residential street in the Carrs Estate. The front house, which features six bedrooms, both formal and informal lounge rooms & an additional dining space has been thoughtfully designed to suit the growing family. With its spacious & oversized layout, this residence offers flexibility and ample space & storage. The open plan timber kitchen is the heart of the home, and is original but functional and features gas cooking. The home includes six bedrooms, three with built-in wardrobes & the main bedroom of the home including both a walk-in robe & ensuite & also a double garage with plenty of off-street parking included. The granny flat offers two bedrooms & an open plan kitchen and living area. This newer addition to the property provides a fresh and appealing living space. The open-plan design integrates the living, dining, and kitchen areas seamlessly, creating a spacious and inviting atmosphere. With its modern features & construction, this granny flat presents an attractive rental opportunity for the savvy investor. Located in the desirable suburb of Ingleburn, in the Carrs Estate on a tranquil street, it is perfect for those wanting a quiet and convenient lifestyle. Ingleburn is a thriving suburb with everything available at your fingertips including local schools, shops, station and day care centres. Offering quick access to the M5 & M7, just over an hour's drive out of Sydney and short trip to the Airport via the Train, this property is in an ideal location! Both properties are currently rented to long-term tenants in current leases with a combined rent paid of \$990 p/w. Features: > House and granny flat duo with combined rental income of approx. \$990 p/w > Self-contained granny flat with parking currently leased for \$400 p/w > Front house leased until 11/24 & flat leased until 8/24 > Convenient location near schools, shops, parks, and public transportation in the Carrs estate of Ingleburn > 5.1kms from Ingleburn Train Station > 2kms to Ingleburn High School > 2.8 kms to Ingleburn Shopping Centre. NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.