

**94 Ingleburn Gardens Drive, Bardia, NSW 2565**



**Unit For Sale**

Saturday, 13 April 2024

94 Ingleburn Gardens Drive, Bardia, NSW 2565

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 265 m2**

**Type: Unit**



Murray Kennedy  
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## FOR SALE

Nestled in the proximity of the vibrant Ed Square shopping precinct, this contemporary two-level townhouse resonates with modern living, enhanced by the eco-friendly inclusion of solar panels. The heart of the home unfurls in an open-plan living area, seamlessly transitioning into a chic kitchen equipped with gas cooking and an integrated dishwasher for your convenience. The upper level is a private space, comprising three well-appointed bedrooms, each featuring built-in robes and ceiling fans for ultimate comfort. The master suite, a peaceful retreat, is complemented by an exclusive ensuite. An additional well-proportioned family bathroom caters to the upper floor. Step outside to an expansive patio, bordered by easy-care gardens that promise leisure without the upkeep. What sets this residence apart is the privileged access to the Ingleburn Gardens' communal swimming pool and children's playground, adding a touch of resort-style living to this enviable lifestyle property.

**Highlight features:** Fluid open-plan design incorporating living, dining, and kitchen areas  
Climate-controlled interiors with ducted and split system air conditioning  
Energy-saving solar panels  
Practical internal laundry space  
Guest-friendly downstairs powder room  
Secure single garage  
Exclusive community pool access within Ingleburn Gardens  
Can be offered as vacant possession or possibly ready made investment with great tenant willing to stay - currently paying \$650  
Water rates: \$171.41 per quarter + Usage  
Council rates: \$429.82 per quarter