

# 80 Ingleburn Gardens Drive, Bardia, NSW 2565

## Duplex/Semi-detached For Sale

Monday, 6 January 2025

STONE

80 Ingleburn Gardens Drive, Bardia, NSW 2565

Bedrooms: 3

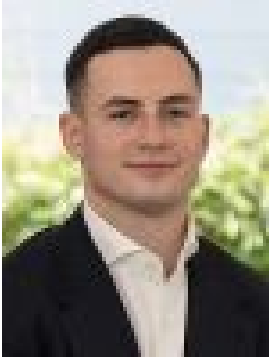
Bathrooms: 2

Parkings: 1

Area: 255 m2

Type:

Duplex/Semi-detached



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**\$795,000 - \$870,000**

Set on a low-maintenance block, this stylish and functional home is perfect for investors looking for a solid rental opportunity or small families seeking a modern and convenient lifestyle. With well-planned spaces and quality features throughout, it offers comfort and convenience in a highly desirable location. The property also provides exclusive resident-only access to a community pool, facilities, and a BBQ area, and is currently tenanted for a generous \$650 per week. The home includes three cozy bedrooms, each with built-in robes, and a dedicated study space ideal for working from home or studying. The contemporary kitchen features 40mm stone benchtops, a gas cooktop, built-in dishwasher, and a pantry, seamlessly connecting to the living area. The living area is thoughtfully designed for both comfort and practicality, featuring ceiling fans, downlights, and a built-in TV cabinet that keeps the space organized and stylish. Outdoors, the decked entertainment area and low-maintenance artificial turf provide a relaxed setting for gatherings or quiet moments. With a separate laundry, outdoor shed, solar panels, and two-zone ducted air conditioning, the home is both practical and energy-efficient.

**Key Features:**> Outdoor decked entertainment area> Two-zone ducted air conditioning> Built-in robes to every bedroom> Ceiling fans in living space> 40mm Stone benchtops> Downlights throughout> Built-in tv cabinet unit> Outdoor shed> Solar panels> Artificial turf

**Approximate Nearby Locations:**>> 250 m to Community Swimming Pool> 600 m to Maxwell Creek Oval> 1.5 km to Bardia Public School> 1.6 km to Ed Square Shopping Centre> 1.8 km to Edmondson Park Train Station> 3.0 km to Crossroads Homemaker 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.