

4/4-6 CUMBERLAND ROAD,  
INGLEBURN

# FOR SALE

## LOCATION FIRST !! - TO INVESTOR OR FIRST HOME BUYER.

Hello, investor or first home buyer out there, this freshly refreshed and beautifully presented double storey townhouse is waiting to be seen or to be called your home.

Featuring

- two good sized bedrooms with built-ins to both
- large combined lounge and dining areas
- neat and tidy bathroom
- updated kitchen with ample storage and glass splash back
- an internal laundry
- a private and gated front courtyard with low maintenance grassed area
- tiling downstairs and floor board throughout upstairs and stairs
- split system air conditioning
- off street parking to a secure carport

Strata costs approximately \$550 p/qtr.  
Council Rate \$ 303.27 p/ qtr.

Potential rent would be from \$360-\$380/per week.

### Shops

Ingleburn Village (local shops, banks, bakery, KFC, Dominos, Pizza hut, Woolworths, Coles, Pub, Ingleburn Medical Centre etc) - 850 m (approximately 10 minutes walking)

### School

The Pine- Child Care - 50m (approximately 1 minute walking)  
Ingleburn Public School - 800m (approximately 10 minutes walking)  
Greg Percival Library - 650m (approximately 9 minutes walking)  
Macquarie Fields Public School - 1km (approximately 11 minutes walking)

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PRICE:  
\$550,000



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