

Development Potential: R3 Medium
Density Residential Zoning



3



1



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32 Matthews Square, Ingleburn

Sold for \$1,080,000 (Aug 22, 2025)

Farha Diba, Owner and Principal, proudly presents 32 Matthews Square, Ingleburn – a rare opportunity set in a quiet, established neighbourhood, ideal for investors, developers, or families seeking long-term potential. Positioned on a generous 783sqm block with a 13-metre frontage, this property combines livable charm with serious future upside.

With R3 Medium Density Residential zoning and a maximum building height of 9 metres, the property allows for a variety of development options (STCA), including duplexes, townhouses, or two-storey multi-dwelling housing. The 9-metre height limit enables the construction of double-storey dwellings with ample interior space, making it especially attractive to developers looking to maximise floor space and value. Whether you’re looking to build, invest, or land bank, this is a standout opportunity in a high-growth area with strong development appeal.

3 BED

1 BATH

CARPORT – R3 ZONE

783 SQM

Property ID:	L21455666
Property Type:	House
Carports:	1
Land Area:	783.0 sqm

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PROPERTY FEATURES:

- Generous 783sqm block with 13-metre frontage
- R3 Medium Density Zoning – development potential (STCA)
- Maximum building height: 9 metres – allows for double-storey development
- Light-filled living area with ceiling fans
- Separate kitchen with timber benchtop and electric cooktop
- Three bedrooms; master with split-system air conditioning
- Original bathroom with separate internal toilet
- External laundry and additional external toilet
- Spacious backyard with potential for extension or development

LOCATION FEATURES:

- Walk in distance to Ingleburn High School
- 1 min walk to Matthews Square Park
- 2 mins drive to Holy Family Catholic Primary School
- 2 mins drive to Ingleburn Public School
- 3 mins drive to Ingleburn Train Station
- 3 mins drive to Ingleburn Village Shopping Centre
- 4 mins drive to Ingleburn RSL Club
- 6 mins drive to Hume Motorway access

Contact Farha Diba on 0405 436 393 to inspect the property today. This 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.