






**35 Burrells Road Menangle NSW**

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**Land Size** : 8.68 Acres

**View** : <https://www.acreagesales.com.au/2796498>



**Tanya Novek**  
**0423426454**



**Edwin Borg**  
**0418236274**

## Stunning Family Residence Surrounded by Magnificent Panoramic Views on 8.68 Acres!

Nestled beautifully in a quiet location of Menangle is this stunning, single storey residence perfect for a growing family. Built for comfortable living with a generous floor plan; this home offers a superb lifestyle opportunity. Set on approx. 8.68 acres (approx. 3.51 Ha) of completely flat, flawless acreage surrounded by beautiful views; life doesn't get any better than this.

### Features Include:

- Open plan modern kitchen overlooking the spacious dining and family rooms
- Large formal rumpus room with built-in fire place, large windows with nice outlook, French doors
- Media room with carpet
- 5 large bedrooms with built-in wardrobes and an en-suite to the master
- Modern main bathroom, quality tiles from floor to ceiling, separate shower, bath with claw feet and large double vanity
- Large laundry with access to backyard
- Quality throughout with decorative cornices to living areas, approx. 9 foot ceilings, wide hallway and entry to home, built-in audio sound to family room, ducted air-conditioning, Econoflow ventilation and plenty of storage
- Undercover entertainment area
- Double garage
- Established gardens
- Concrete water tank that is approx. 120,000 litres
- American barn (approx. 10.5m by 10.5m) with 3 phase power and 2 whirly birds
- Fenced paddocks, ideal for horse lovers
- Built by Kewsen Construction and only 4 years old, the home is still covered by builders warranty
- Only 15 minutes to Macarthur Square Shopping Centre, Train Station and Campbelltown Hospital
- 10 minutes to Camden CBD

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospect purchasers are to rely on their own enquiries.