






**225 Carrolls Road Menangle NSW**

4  2  4 

**Price** : \$ 1,270,000

**Land Size** : 4.72 Acres

**View** : <https://www.acreagesales.com.au/4317559>



**Edwin Borg**  
**0247748222**

Charming four-bedroom family home nestled in the hillside of picture-perfect Menangle.

This thoroughly appealing and scarce offering is perfect for families or those looking to down-size from larger acreage, with approx. 4.72 acres (approx. 1.91Ha) of beautiful countryside to call your own.

Character-filled and with wide verandahs and lovely elevated views, the home boasts a well-proportioned and modernised kitchen with ample storage, great casual meals area, plus generous open plan family room with feature cedar timber panelling and slow combustion fireplace.

Additional family spaces include a front formal living room and separate rumpus with access to the outdoors. A delightful approx. 9x3m pergola at the rear of the home captures plenty of sun, making it suitable for year-round entertaining.

All four bedrooms are generous in size, the master bedroom enjoying a large walk-in robe and ensuite. Outdoors offers a double lock-up garage with internal access, plus a detached double garage with adjoining storage. With mature gardens at the rear and a sprinkling of trees giving the property a real "getaway" feel, this is one home you'll just love coming home to.

Acreages of this size and location are becoming harder to find - secure today!

Other features include:

- Rosewood Homes construction
- Ducted air conditioning
- Built-ins to all bedrooms
- Fans
- LPG gas
- Internal laundry
- Approx. 146,000L water tank
- Close to Menangle Train Station
- Centrally located between Campbelltown and Camden
- Easy drive to Macarthur Square
- Close to schools in Camden, Picton and Macarthur

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, prospective purchasers are to rely on their own enquiries.