






Uniting people with property... since 1986



**454 Menangle Road Menangle NSW**

**5**  **3**  **6** 

**Price** : \$ 1,250,000

**Land Size** : 4.94 Acres

**View** : <https://www.acreagesales.com.au/4598341>



**Edwin Borg**  
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Everyone has a dream home, and this could well be yours!

Situated on approx. 4.94 acres (approx. 2 ha) of desirable and private land, this expansive and well-presented two storey residence offers so much for families and those who love to entertain!

Stand out features include a well-proportioned formal dining room, spacious rumpus, immaculate kitchen with quality appliances and three door pantry, an over-sized family room with electric fireplace - PLUS access to an enormous rear entertaining deck which enjoys sweeping rural views!

All four bedrooms are located upstairs, the master suite featuring double door entry, an oversized ensuite and walk-in robe. Completing the upstairs space is a main bathroom with separate toilet plus a large carpeted family room.

In addition to triple garaging, new owners will benefit from the large American barn with stable facilities, two dams plus two fully fenced paddocks!

So, what are you waiting for - secure your dream today!

Other features include:

- Ducted air conditioning
- Powder room
- Shower in garage
- Downstairs study
- Under stairs storage
- Laundry with external access
- Ample storage
- NBN + Foxtel
- In-ground water tank approx. 110,000L
- Approx. 6.6 km to Menangle Park Train Station
- Approx. 12 km to Camden CBD
- Approx. 15 km to Macarthur Square

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.