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140 Cummins Road Menangle NSW

4 2 3

Price : \$ 1,950,000

Land Size : 3.6 ha

View : <https://www.acreagesales.com.au/7563515>



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### Vendor Is Ready To Go!

Indulge in the serenity of this picturesque rural property with approximately 8.9 acres (approx. 3.60 ha) of lush green land, with breathtaking views and a peaceful, rural location.

The Hilton home, constructed in 2011, is perfectly situated to take full advantage of the stunning scenery. With large windows to soak up the serenity, and a neutral colour palette throughout, this home offers a warm and inviting ambiance that will make you feel right at home.

Enjoy the family-friendly floorplan and the brand new, beautifully appointed kitchen with dual Electrolux ovens and induction cooktop. The kitchen is open-plan and overlooks the lovely dining room with cosy combustion fire, while the spacious, carpeted living room is the perfect place for the family to relax of an evening.

All four bedrooms are very spacious and there is a walk-in robe and ensuite to the master bedroom, while the other three bedrooms have built-in wardrobes. The master bedroom plus one other both include access directly outdoors; with beautiful veranda space to enjoy a coffee in the sunshine.

This home is everything you have been looking for set on a serene block with usable and slightly undulating terrain adding depth and character to the property; with the ability to add your own additional improvements such as shedding, swimming pool, etc. (STCA).

### Other features;

- Single garage plus double carport
- Large laundry recently renovated and with ample storage
- Ducted air conditioning
- LED lighting
- Tiles and carpet throughout
- Plantation shutters throughout
- High ceilings
- Council: Wollondilly

\* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

\* 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.



## 140 Cummins Road, Menangle

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.