



475 Menangle Road Menangle NSW

5  3  12 

Price : \$2,495,000 to \$2,695,000

Land Size : 2.3 ha

View : <https://www.acreagesales.com.au/7944268>



Shane Brown
0246572166

United Realty invites you to 475 Menangle Road, Menangle; a unique and charismatic Federation style family homestead with lovely views of the hillside and a family-friendly floorplan ready for you to simply move in. Offering approx. 5.68 acres (approx. 2.3 ha) with the added bonus of a large shed and a separate, one-bedroom studio; this is your chance to move to your dream home!

The home features four bedrooms, plus a dedicated study space. One bedroom enjoys a stunning bay-window, while the master bedroom has an ensuite as well as access to an outdoor, private courtyard; the perfect place for slow mornings with a coffee in-hand.

The huge sun-room is a main focal point of this home, featuring floor to ceiling windows allowing the landscape to be thoroughly enjoyed while you relax and unwind in this large, versatile space. There are an additional two living spaces within this charming abode, and the kitchen is highly spacious with granite benchtops, wall-mounted oven, a breakfast bar and ample cabinetry. Outdoors, a covered alfresco area with travertine flooring is yet another great space to take in the scenic views.

The separate studio-style accommodation includes a large bedroom, built-in robes, bathroom and laundry and this space can be suited to your family's needs.

Featuring classic details throughout such as intricate cornices, original light-switches, ceiling rosettes and cedarwood window frames, this charming residence really is the perfect place to set down and raise your family. The magnificent uninterrupted views must truly be seen to be appreciated.

With the nearby Spring Farm Parkway construction, due to open this year, you will enjoy reduced travel times to the freeway, Sydney CBD, etc.

Other features:

- Large shed (approx. 4 cars)
- Double garage + double carport
- Built-in robes to 4 of 5 bedrooms
- High ceilings
- Slate flooring
- Ducted air conditioning plus split system air conditioning
- House in elevated position
- Fireplace
- Triple-filtered water system
- Brick construction
- NBN
- Solar panels
- 3 separate fenced paddocks + dam
- Approx. 3.7 km to Douglas Park Town Centre & Menangle General Store
- Approx. 12 km to Camden
- Central location between Camden, Picton and Wilton
- Approx. 13 mins drive to Macarthur Square (approx. 13 km)
- Approx. 13 km to Macarthur Train Station

* 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.



STUDIO

MAIN HOUSE



475 Menangle 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.