



**SOLD**

## Menangle Park, 31 Wakeful Avenue

Exciting Land Launch in Menangle Park, NSW

We are thrilled to announce the launch of a prime piece of land in the beautiful and rapidly developing Menangle Park, NSW. This blank land parcel offers a fantastic opportunity for investors, builders, and those looking to create their dream home in a serene and highly sought-after location.

**\*\*Property Details:\*\***

- **\*\*Location:\*\*** Menangle Park, NSW
- **\*\*Land Size:\*\*** 441.7 sqm
- **\*\*Frontage:\*\*** 14.25 meters

**\*\*Why Choose Menangle Park?\*\***

Menangle Park is quickly becoming one of the most desirable areas in the region, known for its picturesque surroundings, community-focused living, and excellent accessibility to



LAND 441.70 m<sup>2</sup>

**For Sale**

SOLD - \$590,000

**Contact**

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

essential amenities. Whether you're planning to build a family home or an investment property, this area offers:

- 1. **Strategic Location:** Close proximity to major roads and public transport, making commuting to Sydney and other major cities convenient.
- 2. **Community and Lifestyle:** Menangle Park is known for its peaceful and family-friendly environment, with parks, recreational areas, and community facilities.
- 3. **Growth Potential:** The area is experiencing significant development, with new infrastructure projects and amenities being added, promising strong future growth and return on investment.
- 4. **Education and Healthcare:** Access to quality schools, medical facilities, and other essential services ensures a comfortable and convenient lifestyle.

**Investment Potential**

With a substantial land size of 441.7 sqm and a generous frontage of 14.25 meters, this property is perfect for various architectural designs, offering flexibility and creativity in planning your ideal home or investment project. The blank canvas provides an opportunity to create something truly unique in a vibrant and growing community.

Don't miss out on this rare opportunity to secure a piece of Menangle Park's future. Whether you're a first-time buyer, a seasoned investor, or looking to build your forever home, this land offers endless possibilities.

For more information and to schedule a viewing, please contact us today!

## More About this Property

Property ID	EXEHG3
Property Type	Residential
Land Area	441.7 m²

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