



270 Carrolls Road, Menangle

Peaceful 5-Acre* Lifestyle with Dual Living & Outstanding Rural Infrastructure

Set on approximately 5 acres* (2.03 hectares*), this versatile acreage delivers the perfect balance of peaceful rural living and modern convenience. Featuring a spacious three-bedroom family home, a self-contained one-bedroom granny flat and exceptional infrastructure for animal lovers, this is a property with endless lifestyle appeal. Positioned moments from the rapidly expanding Menangle Park precinct and benefiting from the continued growth of the Greater Macarthur region, this property offers a peaceful acreage lifestyle with the convenience of major infrastructure and development nearby. The main residence offers multiple living areas, an open-plan kitchen, living and dining space, plus a well-equipped kitchen complete with SMEG appliances, granite benchtops and a dishwasher. The master bedroom features a walk-in robe, ensuite and private balcony, while all remaining bedrooms include built-in wardrobes. Ducted and split system air conditioning provide year-round comfort throughout both the home and granny flat. Outside, enjoy a large entertaining deck and pergola overlooking the peaceful surrounds. The property also benefits from 3-phase power, solar panels, tank water, a dam, double carport and an American barn

4 3 4

FOR SALE
Expressions Of Interest

VIEW
By Appointment

AGENTS
Mitchell Crawford
0421 504 007
mitchell@ljhunitedgroup.com.au

Tanisha McKenzie
0437 154 019
tanisha@ljhunitedgroup.com.au

AGENCY
LJ Hooker United Group
1800 486 4833

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

LJ Hooker

with loft storage.

Perfectly suited to breeders, hobby farmers or animal enthusiasts, the property is complete with 13 dog kennels, 7 dog runs, a feed room, two horse stables and a chook shed, offering a truly unique rural lifestyle opportunity.

Disclaimer:

- Approx.

- ^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	12BJ1T
Property Type	AcreageSemi-rural
Land Area	2.03 hectare

Mitchell Crawford 0421 504 007

Principal | mitchell@ljhunitedgroup.com.au

Tanisha McKenzie 0437 154 019

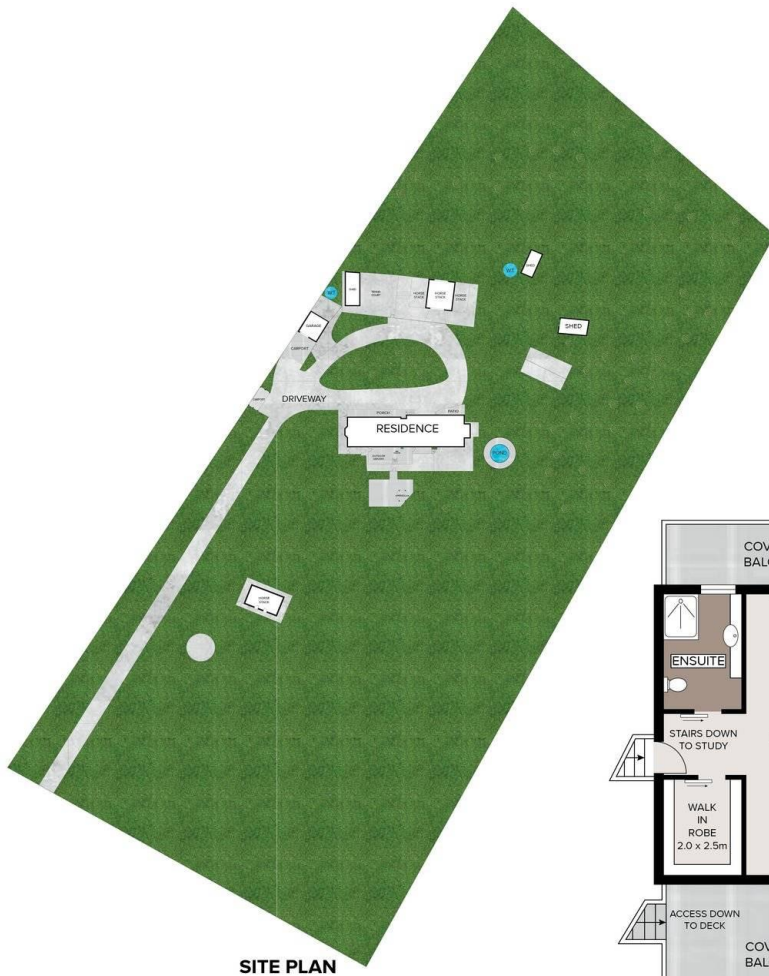
Sales Executive | tanisha@ljhunitedgroup.com.au

LJ Hooker United Group 1800 486 4833

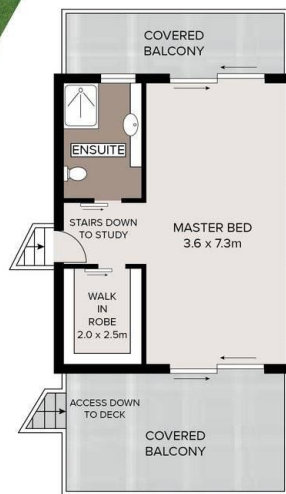
41 Wentworth Road, BRINGELLY NSW 2556

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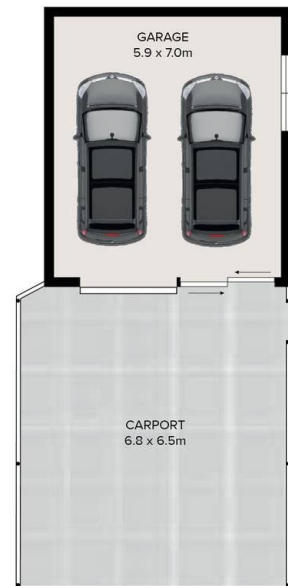




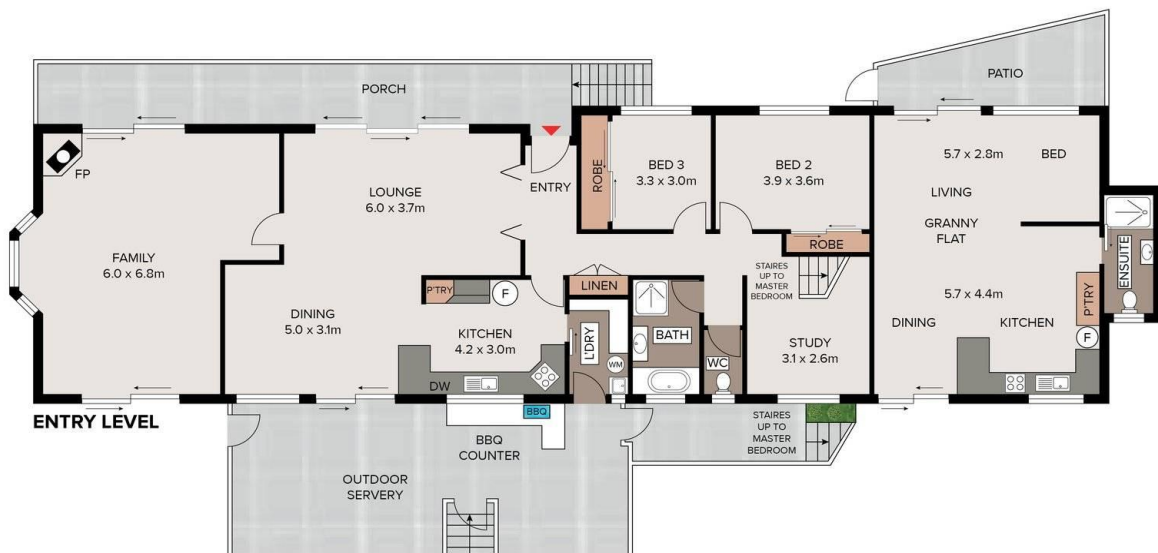
SITE PLAN



UPPER LEVEL



(NOT IN POSITION)



ENTRY LEVEL

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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by : Flex Media

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