






35 Quirkles Lane, Menangle

Character-Filled Family Retreat on 12.81 Acres* with Incredible Views

Nestled in a peaceful and private pocket of Menangle, this charming home rests upon 12.81 picturesque acres* (5.19 ha*) of gently sloping land, surrounded by nature and graced with captivating rural views. This property radiates warmth, character and a sense of calm from the moment you arrive; offering the perfect semi-rural lifestyle you've been craving.

Inside, the home is beautifully light-filled, with large windows and French doors framing the views, and neutral colour tones enhancing the bright, airy feel within the home. The inviting lounge room is a welcoming space complete with a wood fireplace, with an additional family room providing flexibility for relaxed living or entertaining. The kitchen is brimming with charm, featuring SMEG appliances, an electric wall-mounted oven, induction cooktop, stainless dishwasher and of course complete with a walk-in pantry.

The home offers comfortable accommodation, with four bedrooms, the main bed featuring a modern ensuite and built-in robe. The family bathroom showcases a classic clawfoot bathtub in addition to the shower, and a separate toilet for convenience. Stepping outside, the lifestyle appeal continues. A covered porch

4  2  2 

FOR SALE
\$2,700,000 to \$2,900,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

encases the home and a gazebo provides an idyllic place to sit back, relax, and take in the sweeping rural scenery. The outdoor spa, sheltered beneath its own hut, adds a touch of comfort. There are two dams adding both beauty and functionality, while the shed complete with its own water tank offers ample storage or workspace potential. The land itself is usable, gently undulating, and ready to be enjoyed as a hobby farm, a sanctuary for animals, or simply as a peaceful escape from the pace of suburban life. There is also a potential for dual occupancy with a second dwelling[^], offering even more reason to view this fantastic property today!

Other key features:

Stunning views to Camden, overlooking Menangle.

Four bedrooms; two with built-in robes.

Great linen storage.

Engineered floating floors.

High ceilings throughout.

Split-system air conditioning.

Tiled kitchen.

Upgraded electrical throughout the home.

125,000 L* in-ground water tank.

Shed with 22,000 L* water tank.

External laundry.

New fencing around the house yard.

Bore with new pump.

Dam with pump.

Large street frontage approx. 200 metres.

Two separate driveways; one leading to the house and one to the shed.

Potential for dual occupancy with second dwelling[^].

6 km* to Broughton Anglican School.

12 km* to Picton High School.

10 km* to Douglas Park Public School.

8 km* to St Anthony's Primary.

2 km* to Menangle Shops & Caf?.

3 km* to Menangle Train Station.

13 km* to Campbelltown Train Station.

15 km* to Macarthur Square.

52 km* to WSI Airport.

65 km* to Sydney CBD.

• Approx.

[^] Subject to Council Approval.

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

MORE DETAILS

Property ID	ATJ1T
Property Type	AcreageSemi-rural
Land Area	51900 m2

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