

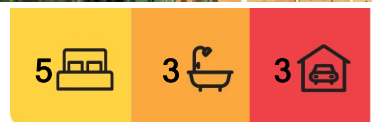


## Menangle, 475 Menangle Road

Scenic rural property with breath-taking views

Perched on the high side of the street and overlooking gorgeous scenery is this federation style family home. Offering a generous 5.43 acre parcel with fenced off paddock and dam, this property is the perfect location for rural buyers, upsizes or someone looking for the perfect small rural escape. Articulating breathtaking views that overlook rolling paddocks and gorgeous rural scenery this really is a rural property for people looking for something special. Featuring:

- 5 bedroom home with built in robes to 4 of the 5 rooms
- Ensuite and walk in robe off master retreat, with own awning
- Attached double garage plus car port space
- Sunroom featuring floor to ceiling windows, is the heart of the home capturing stunning views and allowing for all year round entertaining and relaxation
- Oversized kitchen with granite benchtops, ample storage space, timber cabinetry and wall mounted oven



**For Sale**  
CONTACT AGENT

**View**  
By Appointment

**Contact**  
**David Wolfe**  
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david.wolfe@ljhooker.com.au



**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.

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**(02) 4202 6375**



- High ceilings, ducted air conditioning and split system air conditioning
- Free flowing floorplan with a grand design
- Fireplace for the winter nights, intricate cornices, original light-switches, ceiling rosettes and cedarwood window frames
- Covered courtyard with travertine tiles, perfect excuse for morning coffees and afternoon bbq's
- Triple filtered water, separate garage/workshop perfect for storage, tradesman and car enthusiasts alike
- Solar panels, three fully fenced and separate paddocks with large dam
- 1 bedroom studio with built in robes, laundry space, bathroom and sauna, could be the perfect granny flat, guest accommodation or teenage retreat
- Minutes from the new Spring farm exit giving you less travel time to Sydney and freeway
- 10 minutes to Camden CBD, 13 minutes to Macarthur Square, 16 minutes to Narellan Town Centre
- 13 minutes to Picton CBD, 15 minutes to Wilton and just over an hour to Sydney CBD giving this home a terrific central locale
- Schools, shops, cafes and public transport are all just minutes away
- If your considering a rural lifestyle change, please get in contact with David Wolfe on 0438 842 942

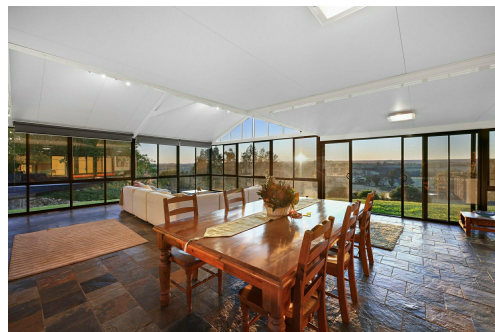
Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to conduct their own enquiries at all times and not solely rely on the information and photos provided here, as well as discussions with agents or their representatives.

## More About this Property

Property ID	GMHYC
Property Type	AcreageSemi-rural
Land Area	2.28 hectare

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