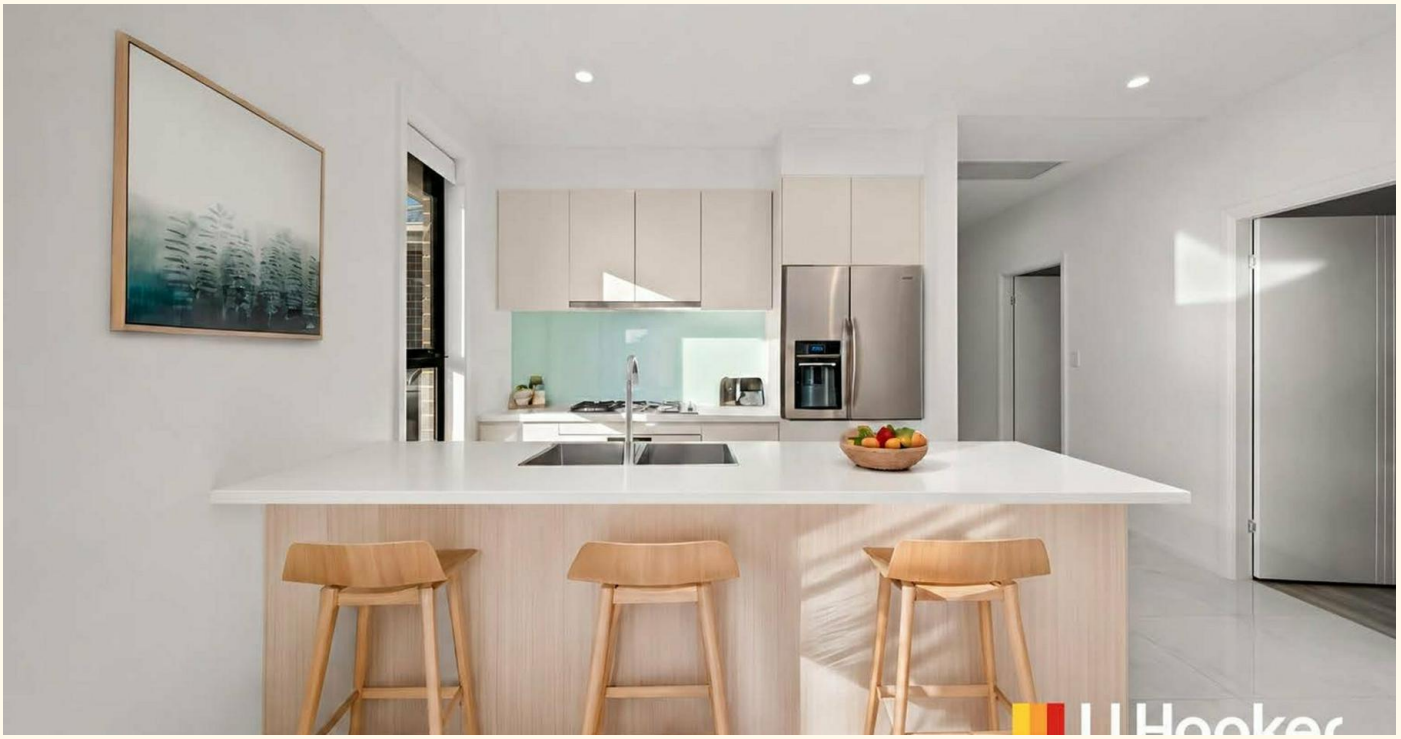








12 Crisp Street, Menangle Park

Your Next Chapter Starts Here!

Positioned on a generous 420sqm parcel within the rapidly growing community of Menangle Park, this brand-new single-level residence presents an outstanding opportunity for families seeking modern comfort, quality and effortless living.

Thoughtfully designed with family living in mind, this home offers a functional floor plan complimenting indoor-outdoor spaces.

Property Features:

- Spacious open-plan living and dining area filled with natural light
- Modern kitchen featuring 40mm stone benchtops, 900mm stainless-steel oven and cooktop, plus soft-close drawers
- Additional media room, perfect for a second living space or potential fifth bedroom
- Generous master bedroom featuring an ensuite, walk-in robe and additional built-in robe
- Main bathroom finished with floor-to-ceiling tiles, wall niche and freestanding bathtub
- Additional side deck creating a seamless indoor-outdoor connection
- Fully landscaped, low-maintenance backyard with a second deck and pergola, perfect for entertaining
- Added comforts including downlights, 2.7m ceilings and ducted air

4 2 2

FOR SALE
$1,165,000 - $1,215,000

VIEW
Sat 31st Oct @ 12:00PM - 12:45PM

AGENTS

Chelsea Mifsud
0429 628 005
cmifsud.leppington@ljhooker.com.au

Samuel Moscabenny
0448 649 817
smoscabenny.leppington@ljhooker.com.au

AGENCY

LJ Hooker Leppington | Austral
(02) 9606 4311

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.

conditioning

Located within the new Menangle Park master-planned community, the property is conveniently positioned just minutes from the Hume Motorway, Menangle Park Train Station and Macarthur Square Shopping Centre, with easy access to Campbelltown CBD and the wider Sydney metropolitan area.

With its brand-new appeal, generous block and thoughtfully designed living spaces, this is an opportunity not to be missed.

If this property ticks all your boxes, contact our office on 9696 4311 to arrange your private inspection.
Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

MORE DETAILS

Property ID	12PKHCV
Property Type	House
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage











Chelsea Mifsud 0429 628 005
Licensed Sales Agent | cmifsud.leppington@ljhooker.com.au
Samuel Moscabenny 0448 649 817
Licensed Sales Agent | smoscabenny.leppington@ljhooker.com.au

LJ Hooker Leppington | Austral (02) 9606 4311
Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179
leppington.ljhooker.com.au | leppington@ljhooker.com.au

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.

LJ Hooker
Leppington | Austral

N



12 Crisp Street, Menangle Park

Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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.

LJ Hooker