



30 Eurythmic Street, Menangle Park

## Designed for Comfort, Built for Family Living

Presenting this near-new modern family home, set on a generous 429sqm block and offering an expansive, well-designed floor plan. Move-in ready and built to impress, this home combines comfort, functionality, and style for the growing family or astute investor.

Featuring the following qualities:

- Spacious open-plan kitchen, living, and dining area
- Contemporary kitchen with walk-in pantry, 900mm gas appliances, soft-close drawers, and stone benchtops
- Five large bedrooms, including two master suites:
- One downstairs with a full-sized bathroom, ideal for guests
- One upstairs with an oversized ensuite and his-and-hers walk-in robes
- Remaining bedrooms all feature walk-in robes
- Additional upstairs lounge area, perfect for family relaxation
- Bathrooms tiled floor-to-ceiling, with the main bathroom including a bathtub
- Oversized backyard with an alfresco area, perfect for entertaining
- Currently leased to fantastic tenants, providing an excellent investment opportunity

Ideally located close to Menangle Park Train Station, M5 on ramp,

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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**FOR SALE**  
\$1,335,000 - \$1,445,000

### AGENTS

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### AGENCY

LJ Hooker Leppington | Austral  
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LJ Hooker

Macarthur Square Shopping Centre, quality schools, and local parks - this home is perfect for families seeking both space and tranquility

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	120HHCV
Property Type	House
Land Area	429 m2
Including	Toilets (3)

### Chelsea Mifsud 0429 628 005

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## 30 Eurythmic Street, Menangle Park 2563

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