

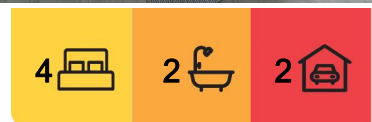
## Menangle Park, 54 Mount Pleasant Drive

### Brand New - Display Home Quality

Located in the scenic suburb of Menangle Park, is this brand-new home featuring top tier finishes amongst a functional light filled floorplan.

Situated on a generous 436sqm parcel of land this home offers the following contemporary delights:

- Gourmet kitchen with 40mm stone benchtops, 900mm stainless steel appliances and an enormous walk-in butler's pantry
- Expansive bedrooms with built-in robes, oversized master with walk-in robe & ensuite
- Theatre room perfect for movie night with family & friends
- Bathrooms tiled floor to ceiling, sleek fittings, and dual basins &ndash; a perfect mix of style and practicality
- Modern laundry with stone tops and ample storage
- Covered alfresco for seamless indoor and outdoor living



**For Sale**  
\$1,165,000 - \$1,185,000

**View**  
By Appointment

**Contact**  
**Chelsea Mifsud**  
0429 628 005  
cmifsud.leppington@ljhooker.com.au  
**Samuel Moscabenny**  
smoscabenny.leppington@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.

**LJ Hooker Leppington | Austral**  
(02) 9606 4311

This home is ideal for savvy investors fetching a potential \$750 per week, all centrally located to nearby amenities such as: Menangle Raceway, Menangle country Club, Anglican college, Hume highway, public transport and short distance to Macarthur Square and hospital.

Whether you're a growing family or investor, this brand-new beauty won't last long. Contact us today!

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 About this Property

<b>Property ID</b>	11P6HCV
<b>Property Type</b>	House
<b>Land Area</b>	436 m2

### Chelsea Mifsud 0429 628 005

Licensed Sales Agent | [cmifsud.leppington@ljhooker.com.au](mailto:cmifsud.leppington@ljhooker.com.au)

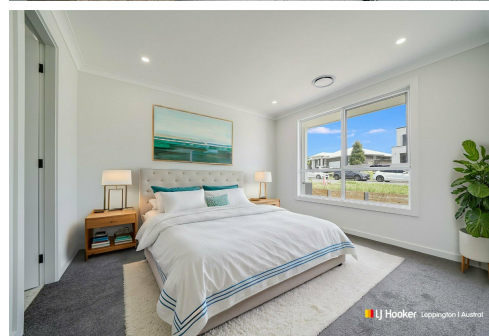
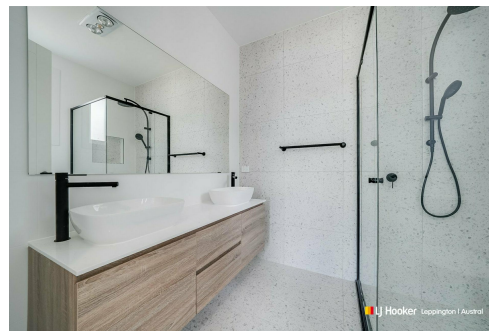
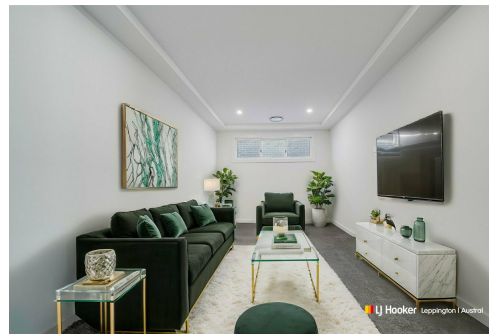
### Samuel Moscabenny

Licensed Sales Agent | [smoscabenny.leppington@ljhooker.com.au](mailto: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](http://leppington.ljhooker.com.au) | [leppington@ljhooker.com.au](mailto:leppington@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.

**LJ Hooker Leppington | Austral**  
**(02) 9606 4311**