







59 Doriemus Avenue, Menangle Park

Your Opportunity to Buy Big in a Growing Community!

If you're looking for WOW factor, you've just found it!

Welcome to 59 Doremus Avenue, Menangle Park —a truly stunning brand-new, double-storey Hamptons-inspired residence where timeless elegance meets contemporary luxury.

From its beautiful architectural fae to its grand entrance, designer staircase, spectacular kitchen and luxurious bathrooms, this home has been designed to impress at every turn. A gorgeous palette of natural, neutral tones and sophisticated finishes creates an exceptional sense of style and comfort.

A GRAND ENTRANCE THAT SETS THE SCENE
Step through the impressive front entrance into a beautiful foyer, where a stylish contemporary staircase rises to the first floor. The sense of space and sophistication immediately sets the tone for what awaits.
Continue through to discover a generous separate media room — perfect for movie nights, entertaining guests or enjoying a second living space away from the main family hub.

4 3 2

FOR SALE
$1,220,000 - $1,240,000

VIEW
Sat 21st Nov @ 9:30AM - 10:30AM

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A SPECTACULAR DESIGNER KITCHEN —THE HEART OF THE HOME
For those who love entertaining and appreciate beautiful design, this kitchen is an absolute standout. With gorgeous 40mm Caesarstone benchtops, premium 900mm appliances, elegant cabinetry in timeless neutral tones and expansive preparation space, it is as practical as it is beautiful.
A spacious butler's kitchen and generous walk-in pantry provide additional preparation areas, cabinetry and storage. The kitchen flows effortlessly into the generous family living and dining spaces, creating an inviting setting for everyday living and special occasions.

LUXURIOUS BATHROOMS WITH FIVE-STAR APPEAL
The three beautifully appointed bathrooms feature stunning floor-to-ceiling tiling, luxurious fixtures and an elegant natural colour palette. A gorgeous freestanding bathtub offers the perfect place to unwind, while the stylish finishes deliver a resort-inspired feel.

FOUR BEAUTIFUL BEDROOMS & SPACE FOR THE FAMILY
Upstairs, four generously proportioned bedrooms offer comfort and privacy. The beautiful master bedroom provides a peaceful retreat, complemented by the home's sophisticated styling. Multiple living spaces and a practical double-storey layout mean everyone has room to relax.

QUALITY FEATURES & LUXURY INCLUSIONS
- Brand-new, double-storey Hamptons-inspired residence
- Four spacious bedrooms and three stylish bathrooms
- Grand entrance with beautiful modern staircase
- Spacious separate media room or fifth bedroom
- Generous open-plan living and dining areas
- Designer kitchen with 40mm Caesarstone benchtops and 900mm appliances
- Beautiful butler's kitchen and walk-in pantry
- Elegant cabinetry and abundant kitchen storage
- Luxurious bathrooms with full-height tiling and freestanding bathtub
- Premium bathroom fixtures and fittings
- Fully fitted laundry with cabinetry and storage
- Contemporary finishes and thoughtful design throughout

Convenience and connectivity:
" Spring Farm Parkway Stage 1 & 2 —Improved connectivity to the Hume Motorway, Campbelltown, Spring Farm and surrounding suburbs, with Stage 2 planned to further enhance accessibility.
" M9 Outer Sydney Orbital —A proposed long-term transport corridor designed to improve connectivity throughout Western Sydney.
" Future Menangle Park Public School —A planned primary school to accommodate the growing number of families in the community.
" Proposed Menangle Park Town Centre & Woolworths —Future shopping, retail, dining and everyday conveniences designed to create a vibrant community hub.
" Future Sports & Recreation Precinct —Planned sporting fields, recreational facilities and community spaces promoting an active, family-friendly lifestyle.
" Future Parks & Walking Tracks —Planned green spaces, playgrounds, walking trails and cycling paths throughout the developing community.
" Broughton Anglican College —An established educational facility conveniently located nearby.
" Menangle Park Train Station —Existing public transport connections to surrounding suburbs and Sydney's wider rail network.
" Western Sydney International Airport —A major regional infrastructure project expected to support employment

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opportunities and economic growth across Western Sydney.

" Macarthur Square Shopping Centre —Convenient access to major retail stores, restaurants, cafés and entertainment.
" Campbelltown Hospital —Established healthcare facilities within the wider Macarthur region.
" Australian Botanic Garden Mount Annan —Beautiful natural surroundings, walking trails and recreational spaces for the whole family.
" Menangle Park Paceway —A well-known local sporting and entertainment destination.
" A Thriving Masterplanned Community —Ongoing residential development, future infrastructure and expanding amenities creating an exciting environment for families, first-home buyers and investors.

A HOME THAT DESERVES TO BE SEEN!
Some homes simply offer a place to live. Others offer a lifestyle you will fall in love with. 59 Doremus Avenue is one of those homes.

Why settle for ordinary when you can have extradentary? —contact LJ Hooker Leppington | Austral to arrange your inspection.

- Some images in this advertisement have been virtually furnished and are for illustrative purposes only

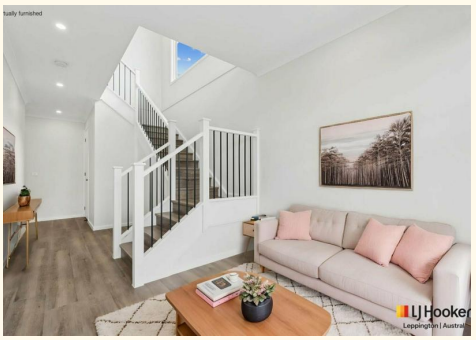
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MORE DETAILS

Property ID	12RFHCV
Property Type	House
House Size	30 m2
Land Area	300 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Alarm
	Balcony
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Exhaust











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Floor plans are approximate and for illustrative purposes only. While we do not doubt the accuracy of the floor plans,we make no guarantee, warranty, or representation as to their accuracy or completeness.

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