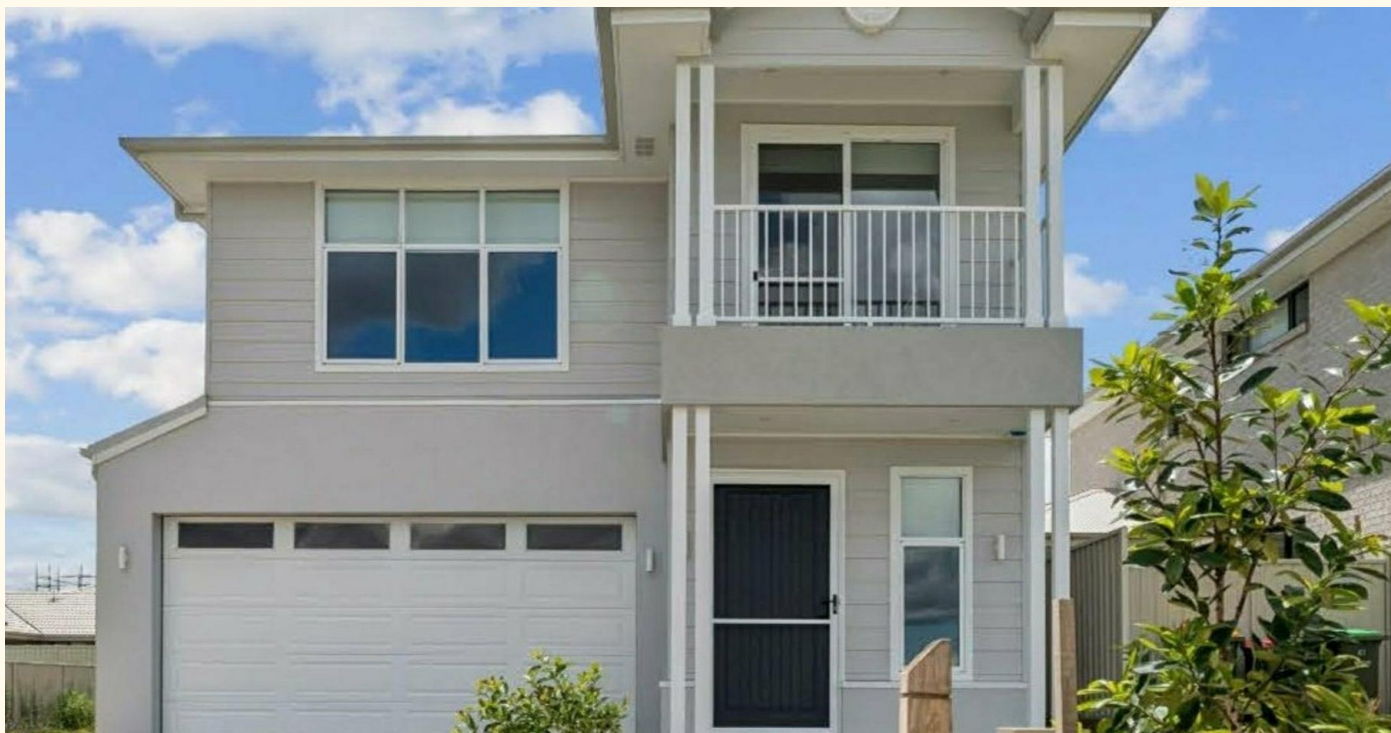




59 Doriemus Avenue, Menangle Park

Brand New & Built to Impress

Thoughtfully designed with style, comfort and functionality in mind, this stunning residence offers the perfect combination of contemporary elegance and effortless family living. Showcasing spacious interiors, quality finishes and an impressive selection of modern inclusions, this exceptional home has been designed to accommodate growing families who appreciate versatility and space.

From the welcoming entrance to the beautifully appointed living areas and outdoor entertaining space, every detail has been carefully considered to create a home that delivers both sophistication and everyday practicality.

Property Features:

- Expansive open-plan kitchen, living and dining area, creating the perfect space for everyday family living and entertaining.
- Stunning contemporary kitchen featuring 40mm stone benchtops, premium 900mm appliances, ample cabinetry, additional storage and a spacious butler's pantry.
- Oversized fifth bedroom or versatile media room downstairs, ideal for guests, extended family or additional living space.
- Conveniently positioned full bathroom downstairs, perfect for guests and multi-generational living.
- Dedicated downstairs study, ideal for those working or studying

4 3 4

FOR SALE
property showcase

VIEW
Sat 24th Oct @ 10:00PM - 10:45PM

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.



from home.

- Additional upstairs lounge room with balcony access, providing a private retreat for the whole family.
- Luxurious master suite featuring a private balcony, his-and-hers walk-in wardrobes and a beautifully appointed ensuite.
- Generously sized remaining bedrooms, all complete with mirrored built-in wardrobes.
- Elegant main bathroom featuring floor-to-ceiling tiles, a stylish wall niche, floating vanity, oversized shower and luxurious freestanding bathtub.
- Impressive oversized alfresco entertaining area overlooking a low-maintenance backyard, perfect for year-round gatherings with family and friends.
- Additional premium inclusions such as ducted air conditioning, high ceilings, stone benchtops and quality finishes throughout.

All centrally located in a quiet, family-friendly estate, nearby many amenities such as: Menangle Raceway, Menangle country Club, Anglican college, Hume highway, M5 on ramp, public transport and short distance to Macarthur Square, Camden town centre and hospital. Designed for effortless contemporary living, this home is complete with every modern convenience—simply move in and enjoy the lifestyle you deserve.

Combining modern luxury with thoughtful design and generous proportions, this exceptional residence presents an outstanding opportunity to enjoy sophisticated family living in a growing community.

Whether you're entertaining guests, enjoying quality family time or simply relaxing in your own private retreat, this home delivers the space, comfort and lifestyle you've been searching for.

Don't miss the opportunity to make this stunning residence your new home. Contact our team today to arrange your inspection!

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

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 12RFHCV
Property Type House
House Size 24 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

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





59 Doriemus Avenue, Menangle Park

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.

