







78 Mount Pleasant Drive, Menangle Park

Room to Grow, Space to Play and a Place to Call Home

Created for families who need more room to live, grow and make lasting memories, this brand-new custom-built residence delivers an exceptional combination of space, style and everyday functionality in the sought-after community of Menangle Park.

From its light-filled living areas and luxurious finishes to its flexible multi-generational accommodation and expansive backyard, every detail has been carefully considered for modern family life.

At the heart of the home is a spacious open-plan kitchen, living and dining area that flows effortlessly to the oversized alfresco and generous backyard. Whether you are entertaining friends, enjoying family dinners or watching the children play outside, this is a home designed to bring everyone together.

Property highlights include:
- Light-filled open-plan kitchen, living and dining area
- Designer kitchen featuring 900mm appliances, 40mm waterfall benchtops, a built-in wine rack, soft-close drawers and stylish feature lighting
- Separate formal lounge or study, providing valuable flexibility for

5 3 2

FOR SALE
$1,365,000 - $1,385,000

VIEW
Sat 7th Nov @ 11:00AM - 12:00PM

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.

LJ Hooker

families working from home
- Private downstairs master suite or retreat with its own external access, bathroom and kitchenette-ideal for grandparents, older children or guests
- Luxurious upstairs master suite featuring his-and-hers walk-in wardrobes, a private ensuite and balcony
- Three additional oversized bedrooms, all fitted with mirrored built-in wardrobes
- Beautifully appointed bathrooms with floor-to-ceiling tiling, recessed wall niches, LED mirrors and a freestanding bathtub
- Oversized alfresco entertaining area overlooking an expansive, child-friendly backyard
- Convenient side access and plenty of space for a future swimming pool, subject to council approval
- Four-zone ducted air conditioning for year-round comfort
- Impressive 2.7-metre ceilings throughout
- Downlights and feature LED staircase lighting
- Additional toilet conveniently located within the laundry











Positioned just minutes from local schools, Menangle Park Train Station, Macarthur Square and Camden Town Centre, with convenient access to the Hume Motorway, this home places everything a growing family needs within easy reach.
Offering five generous bedrooms, multiple living areas, flexible accommodation and an incredible backyard, this is more than just a beautiful home-it is the space your family has been waiting for.
Inspect today and discover the lifestyle, comfort and possibilities this exceptional residence has to offer.
Some images used in this advertisement have been virtually furnished and are provided for illustrative purposes only. All areas and dimensions are approximate.

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor or the vendor's legal representative. We have not independently verified whether the information is accurate and make no representation as to its accuracy. LJ Hooker Leppington | Austral accepts no responsibility for any inaccuracies and does no more than pass the information on. All interested parties should make and rely upon their own enquiries to determine whether the information provided is accurate.

MORE DETAILS

Property ID	127EHCV
Property Type	House
Land Area	449 m2

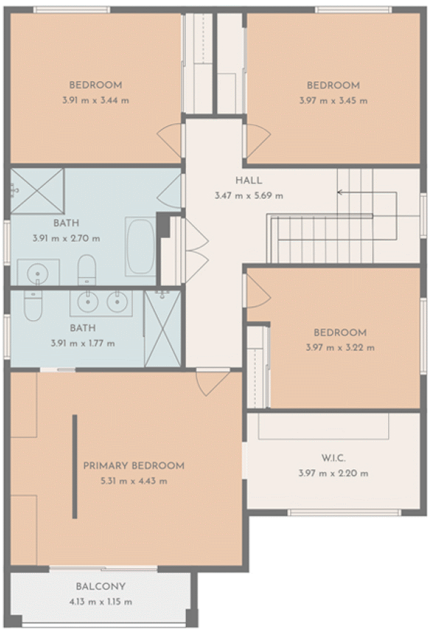
Chelsea Mifsud 0429 628 005
Licensed Sales Agent | cmifsud.leppington@ljhooker.com.au
Samuel Moscabenny 0448 649 817
Licensed Sales Agent | smoscabenny.leppington@ljhooker.com.au

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.



1ST FLOOR



2ND FLOOR

78 MOUNT PLEASANT DRIVE, 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.

LJ Hooker
Leppington | Austral

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