

**239 Carrolls Road, Menangle, NSW 2568**



**Sold Acreage**

Monday, 4 September 2023

239 Carrolls Road, Menangle, NSW 2568

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 10 m2**

**Type: Acreage**



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## Contact agent

The cleared pasture improved land is spread across 25 acres offering picturesque mountain views. Upon the property lies an idyllic 52sq homestead featuring:- 5 bedrooms with built-in robes & 2 bedrooms with ensuites- An abundance of natural lighting & cathedral ceilings- Expansive living area showcasing a combustion fireplace and ducted air throughout allowing it to be an entertainer's dream. The exterior showcases:- A charismatic inground pool and enclosed entertaining area fitted with a built-in BBQ- 2 separate industrial sized sheds with concrete flooring allow approximately 400 sqm of storage space- The property possesses 5 dams and 5 fenced paddocks on well managed pastures, the fertile land will provide a nurturing environment for all livestock. Potential subdivision Subject To Council Approval with minimum lot sizes of 4ha (9.88\* Acres). Conveniently located 15 minutes to both Camden and Campbelltown town centres, merely 40mins to Wollongong and moments to the Hume Highway, shopping hubs, Western Sydney University, Menangle Park Train Station, private and public schools. Experience opulent country living.\* Denotes approximately. 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.