

25 Carrolls Road, Menangle, NSW 2568

Acreage For Sale

Tuesday, 14 May 2024



25 Carrolls Road, Menangle, NSW 2568

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 8 m2

Type: Acreage



Shane Brown
0246572166



Edwin Borg
0247748222

Auction

AUCTION: Saturday 8th June at 3:00pm, ONSITE, unless sold prior. United Realty are delighted to present to the market this absolutely stunning rural property boasting all the features you're seeking in the quest to start a country life! The charming cottage set on 20.26 acres* is just bursting with character, equipped with stunning ornate ceilings, a country-style bathroom with clawfoot bathtub and gorgeous feature fireplaces. The home provides accommodation via three bedrooms, one which includes an ornamental fireplace and another which enjoys verandah access. There are two spacious living areas and a large timber kitchen with gas cooktop and wall-mounted oven. The internal laundry also includes an additional bathroom and despite this homes' unique and antique charm, it also includes the luxury of ducted air conditioning. Move in and enjoy this stunning, homey cottage as is, or utilise your creativity to renovate and breathe new life into this delightful home! Outdoors, the sun-drenched, wrap-around verandah enjoys breathtaking views of the stunning rural vistas and rolling hills; this view will truly never get old!! A separate studio space with wet bar and storage could easily be utilised as a 'man cave'/games room/home office or many more options! There are three sheds providing a total of approx. 10 parking spaces as well as a crushed road-base hardstand area. Perfect for truckies or tradies, the shedding is as follows: Shed 1: 7.5 m x 18 m* open shed with 1.5 car lock-up. Shed 2: 7 m x 5 m*, 3-bay open shed. Shed 3: 7 m x 5 m*. Other features: • Ducted air conditioning • Septic • LPG Gas • 2 large water tanks • 20.26 acres* (8.2 ha*) • Livestock friendly with great fencing • All usable land • Lush land with slight undulation and stunning views • Corner block location (corner of Carrolls Road and Finns Road) • Automatic water troughs • Well maintained paddocks • 13.5 km* to Macarthur Square • 10 km* to Camden • 15 km* to Picton • 47 km* to Wollongong • Wollondilly Council * Approx. ^ Subject to Council Approval. Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.