

**40 Merman Street, Menangle Park, NSW, 2563**

STONE

**House For Sale**

Monday, 21 October 2024

40 Merman Street, Menangle Park, NSW, 2563

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Epitome of Luxury | Brand New

Introducing this stunning Hamptons-style luxury 5 bedroom home located in the sought-after new estate of Menangle Park offering elegance, space, and high-end finishes throughout. Built by quality builder Better Built Homes the moment you step inside, you are welcomed into a front lounge room bathed in natural light through large windows, showcasing beautiful wood floors and soaring high ceilings. This home is designed to impress at every turn.

Continue down the hallway and be captivated by the expansive open-plan living area, which seamlessly connects the dining room and kitchen, all overlooking the sparkling pool through wide windows. The kitchen is a chef's dream, featuring a large stone island bench, soft-close cabinetry, pendant lighting, and a walk-in pantry, providing both style and functionality. A downstairs bedroom with a built-in robe, a modern bathroom, and a separate laundry add to the convenience of the ground floor.

Upstairs, the luxury continues with a spacious second living area, perfect for relaxation or a family retreat. The remaining four bedrooms are generously sized, all equipped with built-in robes. The primary bedroom is a true sanctuary, featuring an oversized ensuite complete with a frameless shower, double vanity, and a walk-in robe, offering a private haven of tranquillity.

Outdoors, the home is an entertainer's delight. The undercover entertaining area provides the perfect space for year-round enjoyment, while the freshwater pool with a built-in cleaning system adds a touch of luxury to your backyard oasis. The front garden is landscaped in a charming cottage style, complementing the home's classic Hamptons aesthetic.

Additional features include ducted air conditioning for year-round comfort, downlights throughout on a dimmer system, and a double garage for secure parking and storage.

The home finishes have been hand selected by a team of stylists from Oak & Orange including all colours, tiles and additional extras have been updated from Better Built Homes opulence package.

Located in the charming rural estate of Menangle Park, this home is surrounded by friendly neighbours and is just 2.8 km from Menangle Park Train Station, 4.1km from the new Spring Farm Overpass, and 9km from Macarthur Square shopping centre. Enjoy the perfect blend of elegance, comfort, and convenience in this beautiful family home. Menangle Park is a premium new master planned community located in Sydney's thriving South West corridor. Situated alongside the pristine Nepean River, when completed, Menangle Park will have over 4,000 homesites, offering residents the advantages of tranquil suburban living and close proximity to Campbelltown, Wollongong, Sydney CBD and Macarthur Square.

As a resident of Menangle Park, you will enjoy 41 hectares of planned open spaces, including local parks, sporting fields and cycle paths; a planned town centre with retail and dining, on-site primary and childcare facilities, close proximity to excellent private and state schools.

### Features:

- Hamptons-style luxury double-story home
- 5 Star rated Better Built Home
- 420m<sup>2</sup> block of land
- Front lounge room with large windows, wood floors, and high ceilings
- Open-plan living, dining, and kitchen with pool views
- Kitchen with stone island bench, soft-close cabinetry, pendant lighting, and walk-in pantry
- Downstairs bedroom with built-in robe, bathroom, and laundry
- Primary bedroom with oversized ensuite and walk-in robe
- Ducted air conditioning throughout
- Outdoor undercover entertaining area

- Freshwater pool with built-in cleaning system
- Landscaped cottage-style front garden

NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.