



# FOR SALE

## LIVE IN HISTORIC MENANGLE IN THIS GREAT FAMILY HOME!

Bond Property Group is proud to bring to market this impressive family home at 20 Station Street, Menangle.

With large living spaces and bedrooms, a modern interior, fantastic outdoor areas, sparkling pool and on a huge 976 sqm block of land, overlooking Menangle, this house will be perfect for family living.

This home is situated within walking distance to Menangle Station, Menangle Store and adjacent to a children's park. The home features 4 bedrooms all with ceiling fans and three with robes. The master bedroom includes a new modern ensuite and walk-in-robe. It opens to its own private deck, which makes it a perfect parents retreat.

A modern family bathroom, with floor to ceiling tiles, services the three other rooms, and there is an additional separate powder room. A teenage retreat, or movie room creates extra space for family members on the first floor.

The newly renovated kitchen is modern and spacious with a large pantry. There is plenty of cupboard and bench space. Modern appliances include an electric stove and dishwasher. The kitchen overlooks the light filled living room with a fireplace, air-conditioner, ceiling fan and views to the front garden and hilly landscape. A second family room with plantation shutters, and in-built bar opens up to a front pergola making it a great spot for an early morning coffee and afternoon drinks.

The house has been freshly painted with downlights installed throughout. Outside there are two carports (one enclosed). A long and wide driveway means there is space for up to 12 cars on the property. The backyard is quiet and private, with a covered BBQ and entertaining area. A beautiful private salt water pool tops off the established garden, making this home great for all year long fun.

New upgrades to the property include a 22 panel, 5kmW solar system, newly installed hot water system, 1500L water tank, new carpet, roof resealed and capped, new ensuite, renovated kitchen and the house has been freshly painted throughout.

4 BED | 2 BATH | 2 CAR

### PRICE:

\$1,450,000 - \$1,500,000

### OPEN FOR INSPECTION:

Aug 23 at 11:00am - 11:30am

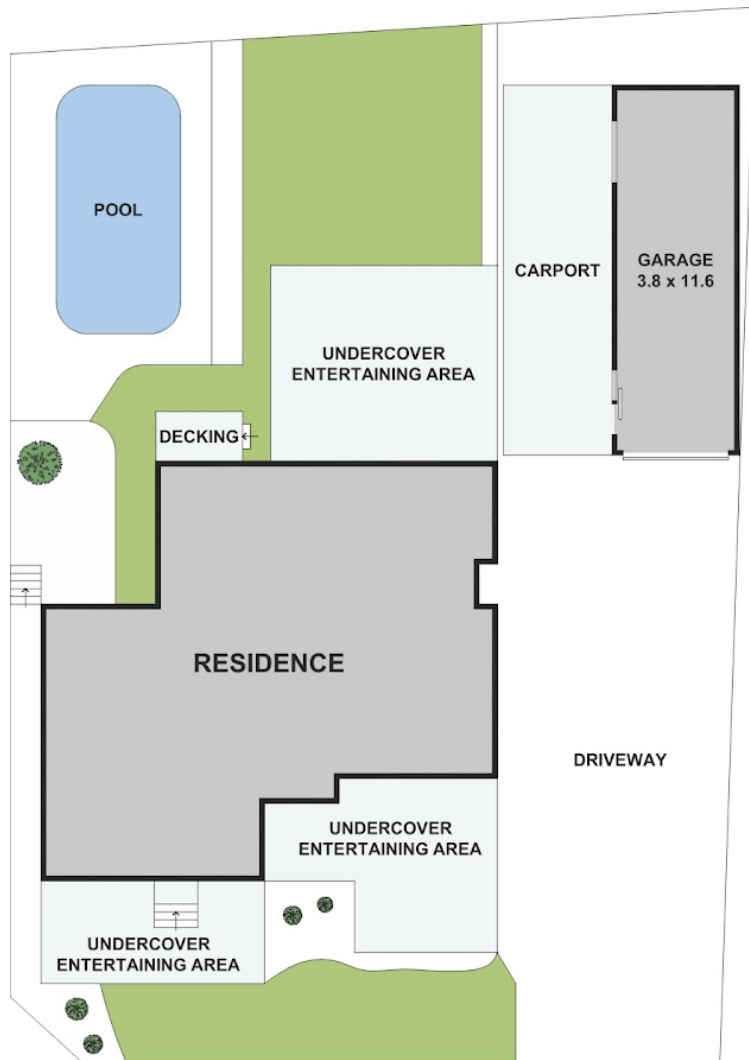


**Jason Bond**

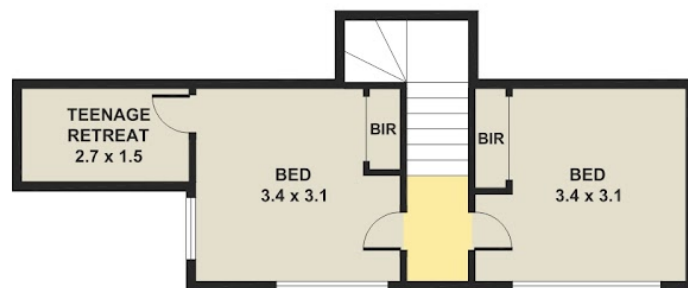
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SITE PLAN



FIRST FLOOR



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.