



40 Merman Street Menangle Park, NSW

5 3 2

### 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.

...

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....

...

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 ...

**Price:** \$1,490,000 - \$1,560,000



**Gary Luke**

0418 451 105



**Kaitlin Hall**

0404 529 516

STONE



## 40 Merman St, Menangle Park NSW 2563



The floor plan is not to scale, measurements and in metres. Exterior elements are not in position.  
Plans should not be relied on. Interested parties should make and rely on their own enquiries.  
All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.