

**23 Menindee Avenue, Leumeah, NSW, 2560**



**House For Sale**

Tuesday, 14 January 2025

23 Menindee Avenue, Leumeah, NSW, 2560

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 815 m2**

**Type: House**



Nicholas Hunt

## YOUR OWN PRIVATE BLISS ON A 815 SQM BLOCK!

CONTACT NICHOLAS HUNT AND HIS TEAM FROM THE RAY WHITE MACARTHUR GROUP TODAY FOR AN INSPECTION ON 0466 090 625.

Located in the ever-popular suburb of LEUMEAH, sitting on a 815 sqm block, presenting a fantastic four bedroom family entertainer. Welcome to 23 MENINDEE AVE, LEUMEAH! Boasting an extensive list of features and potential this is an opportunity not to be missed!

Before entering the home you will have access to an oversized double carport, which flows directly to your large two-door garage/workshop. Suitable for a multitude of vehicles or entertaining options.

Once you enter, you will be immediately greeted by a light filled living room, currently set up as a pool room, accompanied by a second living area, two large bedrooms and a modern bathroom. All of this to help create a warm and inviting atmosphere perfect for entertaining or allowing room for a larger multi-family living.

Upstairs you have access to the family and dining areas, allowing direct access to the balcony over looking the lush Ernest Walsh Reserve. The kitchen offers plenty of room for the family to move in and out whilst also offering ample storage space and an extended breakfast bench. Making it easy to prepare delicious meals for your loved ones.

Here you will find two more generously sized bedrooms all offering built in wardrobes, with the master suite allowing direct access to the main bathroom and split system air conditioning.

The family bathroom offers a downlights, basin with storage, shower and bathtub.

Step outside to discover a private, fully fenced pool areas and sitting areas perfect for children to play, pets to roam, or for hosting outdoor gatherings. With the added bonus of direct access to the reserve offers endless potential entertaining options and allowing you to create your own peaceful retreat.

Features Include;

- 815sqm
- Four bedrooms all with built ins
- Large master suite with direct access to family bathroom
- Downstairs modern bathroom
- Internal laundry
- Split system air conditioning
- Kitchen with ample storage
- Balcony
- Main bathroom with extra storage
- Extended Carport
- Large Garage/Workshop
- Large driveway

Distances Via Google Maps:

- Leumeah Public School - 700m
- Leumeah Train Station - 1.2km
- West's Leagues - 1.3km
- Campbelltown Train Station - 2.2km

Located in a sought after and peaceful area, this property is within close distance to local shops, schools, hospitals and public transport. Don't miss out on this fantastic opportunity to secure your dream home in Leumeah!

DISCLAIMER: We have made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.