

## Turn-Key 5 Acre Horse Property

We are very pleased to present this five acre country, equine homestead, located in the very heart of rural living yet only 15 mins to the Camden Bi-Centennial Equestrian Park, Tabcorp Paceway at Menangle and Macarthur Square shopping Centre.

The near new post and rail fencing throughout guards a sweeping driveway and large dam, which irrigates the property. Perfect for horse lover and equine enthusiasts, there is a round yard, several paddocks and an Olympic size dressage arena.

Inside the formal entry your living spaces are generous and functional with character and charm.

- 4 large bedrooms to main residence, built-in robes to all
- Open plan modern kitchen, stainless steel appliances
- Extensive living options throughout, large lounge room, formal entry
- Oversized laundry, 2 bathrooms
- Level, paved entertaining area, stunning views
- Stables with self-contained teenage retreat, Olympic size dressage arena, round yard and dam
- Mature irrigated gardens, various shedding, quality homes surrounding
- Garage under main roof, plus 2 space carport high enough for horse float, boat, etc
- Shaded holding yard,... too many extras to list!

The backdrop of this gently undulating property is simply stunning, with hill views surrounding. Not much around at this price these days. Act quickly on this one! Call to organise your private inspection today.

Menangle has fast become one of the premium locations in the Wollondilly Shire. Loved for the relaxed, semi-rural lifestyle on offer and the friendly community based atmosphere, this is one of the major drawcards for the area with its superb access to Sydney, Macarthur and the Illawarra. You have the best of both worlds in Menangle, improve your lifestyle today!!