






**60 Cummins Road Menangle NSW**

5  2  6 

**Price** : Auction

**Land Size** : 5.2 Acres

**View** : <https://www.acreagesales.com.au/8135121>



**Shane Brown**  
**0246572166**

AUCTION: Thursday 24th October at 6:15pm, ONSITE, unless sold prior.

United Realty introduces "KINGSCLERE", a home that brings rural elegance to life. Set on 5.20 acres\* (2.10 ha\*) of peaceful countryside, this premium Fairlight residence offers more than just a place to call home, it's a haven for horse lovers and those who appreciate style. Nestled on a quiet street, and with extensive horse facilities, this estate provides the perfect backdrop for serene living, all while surrounded by stunning country views.

Step inside to find a beautifully appointed master suite, complete with a walk-through robe and built-in cabinetry, leading to a refined ensuite featuring a dual vanity. The three additional bedrooms are all generously sized and fitted with built-in robes, offering plenty of storage. A big study, that could also serve as a fifth bedroom, provides a perfect space for work or hobbies, while the formal lounge and two north facing informal living areas create an inviting atmosphere for relaxation and entertaining. The heart of the home is the expansive timber kitchen, showcasing granite benchtops, a walk-in pantry, dual ovens, wine storage, and a dishwasher, ideal for those who love to cook. The central atrium-style courtyard is simply lovely, filling the home with natural light and providing a tranquil retreat. The massive laundry includes an abundance of bench space and has an adjoining powder room, and the skylit main bathroom, with its claw-foot bath and separate vanities, adds an extra touch of old-world charm.

Outside, this property continues to impress. The alfresco area with ceiling fan overlooks the lovely established gardens and private acreage. The large shed, equipped with power, lighting, and three horse stables, also includes a wash bay, feed room, tack room, and a workshop area with two roller doors, plus space for undercover trailer or caravan parking. The equestrian arena, round yard, and post-and-rail fencing make this property a dream for horse enthusiasts. With fantastic, usable land, this estate offers an enviable lifestyle and showcases rural living at its finest in popular Menangle, with easy access to Sydney via the new Menangle Park interchange.

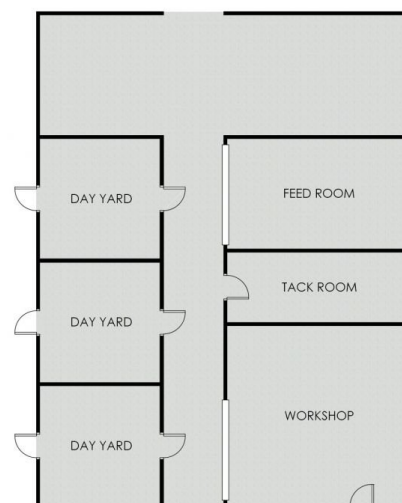
More features:

- Double lock-up garage with internal access, plus double carport.
- External access from laundry to a fenced house yard.
- Actron Air ducted air conditioning.
- Alarm.
- Ducted vacuum system.
- French and glass doors throughout.
- High ceilings and ornate cornices.
- Provincial windows.
- Provincial fittings and high-end finishes throughout.
- Lots of storage space featured through the home.

\* Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.



## 60 Cummins Road, Menangle



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.