



84 Hall Drive Menai NSW

Perfectly designed for relaxed family living and effortless entertaining, this beautifully presented residence combines generous proportions, modern comfort, and exceptional versatility in a quiet, family-friendly setting.

Boasting solid double brick construction downstairs, the home offers multiple spacious living zones ideal for growing families. At the heart of the home, the expansive open-plan kitchen and family area seamlessly flows to a private level backyard - perfect for children, pets, and year-round entertaining.

Downstairs features two separate living areas, offering flexibility for every stage of family life. Enjoy cosy evenings by the combustion fireplace or entertain guests in the oversized rumpus room complete with a built-in bar.

Upstairs, you'll find three oversized carpeted bedrooms plus a large theatre/recreation room that can easily function as a fourth bedroom, home office, or teenager's retreat. A stylish modern bathroom and generous room sizes throughout ensure comfort and space for the entire family.

Features Include:

- ? Double brick construction downstairs
- ? Solar panels and solar hot water system
- ? Ducted air conditioning upstairs

- ? Split-system air conditioning downstairs
- ? Three oversized bedrooms plus optional fourth bedroom/theatre room
- ? Built-in wardrobes to three bedrooms, Walk-in wardrobe to the main bedroom
- ? Modern upstairs bathroom
- ? Multiple living and lounge areas
- ? Combustion fireplace
- ? Large rumpus room with built-in bar
- ? Downlights throughout, Alarm system, Under stair storage
- ? Oversized double garage with extra height and excellent storage potential
- ? Situated on a generous 619.8sqm block (approx.)
- ? Approx. 2.7km to Menai marketplace
- ? Approx. 2.5km to Menai Central
- ? Approx. 1.3km to Menai Public School
- ? Approx. 3.6km to Menai High School
- ? Approx. 3.5km to Aquinas Catholic College

A fantastic opportunity to secure a spacious and versatile family home with all the essentials for comfortable living and entertaining.

Exclusively listed by Alliance Real Estate.

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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Price : AUCTION
Inspection Times : Saturday 23rd May 02:00 PM - 02:30 PM



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All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.