

**10 Flowerdale Avenue, Merewether, NSW 2291**



**House For Sale**

Friday, 2 February 2024

10 Flowerdale Avenue, Merewether, NSW 2291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



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## Expressions of Interest closing 13th March 5pm

Gorgeous from the street, perfectly placed on its 556sqm parcel and framed by a thriving tree-lined border that merges seamlessly with its bush-reserve neighbour, this superbly presented home is simply divine. As charming as it is functional, renovated interiors have created a feel-good vibe from the moment you cross the threshold. Centred by an open plan living area and smooth flow out to an alfresco area you'll never want to leave, this home is truly a modern sanctuary on the coastal fringe. With up to four bedrooms (or three plus office) and two beautiful bathrooms, it can easily accommodate families while also being a very attractive downsize option thanks to its timeless style and easycare grounds. Further highlights include air-conditioning, engineered timber floors, plantation shutters, and an attached single garage. Location-wise, this address ticks all the boxes. You'll love living a 5-minute drive to Merewether Beach for sand and surf, and nature enthusiasts will thrive by having Glenrock State Conservation Area just around the corner. Also nearby are the shopping hubs of Westfield Kotara for a shop 'til you drop experience or The Junction for bespoke retail shopping and trendy cafes. - Picture-perfect weatherboard and tile home overflowing with street appeal 🏡 - Open plan living area encompasses the kitchen and flows to alfresco entertaining - Skylit kitchen features smooth stone surfaces, pendant lighting and breakfast bar seating - Entertain in complete comfort within a breathtaking and generously-sized alfresco setting - All bedrooms include built-in robe storage and a cooling ceiling fan - Both bathrooms are fully tiled and the main is highlighted by a deep freestanding bath - Split-system air-conditioning in the living area, master bedroom & 4th bedroom - Lock up garage with off street parking for two cars; extra room for boat or caravan- Sanctuary-like grounds where a level lawn merges with landscaped gardens and the bush beyond - In catchment for Merewether Heights Public and Kotara High schools