

105 Merivale Street, Tumut, NSW 2720

House For Sale

Wednesday, 8 May 2024

105 Merivale Street, Tumut, NSW 2720

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1018 m2

Type: House



Jed Masters

0417274977

\$749,000

Positioned high on the ever-popular Merivale Street and offering an idyllic elevated aspect overlooking the township of Tumut and its picturesque surrounds. You will love the design and versatility of this renovated four-bedroom family home. Offering a diverse and sleek layout, with multiple indoor and outdoor living and entertaining areas, all designed to capitalise on the elevated positioning. This four-bedroom stunner high on Merivale Street, is sure to not last long, call today to book your inspection. **Premiere Features:**

- Four great size bedrooms all boasting built in robes, ceiling fans and ducted cooling
- Privately positioned main bathroom, fully renovated with "his and hers" vanity and dual shaving cabinets, underfloor heating with separate bath and niche, separate shower and toilet
- Second bathroom with separate shower, timber vanity, shaving cabinet, heated towel rail and toilet
- Centrally located kitchen with stainless gas cooktop, ample storage options and bench space with feature bay window
- Open plan dining area, that flows seamlessly from the kitchen to the major living and capitalises on the easterly aspect, all serviced by wood box fire and ducted cooling
- Main living positioned to the front of the plan, also designed to take in the picturesque views
- Second formal living with direct external access to the front deck or ideal large study or fifth bedroom option
- Internal laundry with direct front and rear access, timber and stone bench tops, multiple overhead storage, powered utilities cupboard and large linen options
- Formal front entry off the front deck
- Large wrap around timber deck, fully covered with multiple seated options to entertain family and friends and take in the picturesque views all with power and lighting options
- Fully landscaped mature gardens both front and back
- Fully fenced rear yard offering multiple outdoor entertaining options, including terraced and paved built in wood fire pizza oven entertaining and additional gazebo area with power
- Two bay car parking under the home with access via the deck stairs to the residence
- 3 bay secure storage under the house
- Under house secure slabbed work shop area, with ample power and lighting
- Second lockable workshop or storage area under the home
- Tandem style carport on the upper level with direct internal access and wood box pass to the internals of the dining area also
- Additional rear garden shedding with light and power
- 5KW solar power connected
- Approximate 1,018m² allotment in an elevated position
- Rainwater tank
- Recently updated ducted evaporative cooling throughout, wood box fire and gas heating option also

105 Merivale Street is an opportunity not to be missed, call today to book your inspection!