

12 Merrenburn Avenue, Naremburn, NSW 2065



Sold House

Friday, 1 March 2024

12 Merrenburn Avenue, Naremburn, NSW 2065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 663 m2

Type: House



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\$3,900,000

A home of undeniable appeal, this striking freestanding Federation blends timeless beauty with sophisticated updates upon a superbly landscaped 663sqm block mere moments from the heart of Crows Nest. Stylishly united by refined polished timber floorboards, high ceilings are adorned with restored ceiling roses. Four elegant bedrooms stem off the hallway, some showcase ambient fireplaces and all feature designer joinery. Serviced by two bathrooms, the renovated family bathroom combines penny round feature tiles, marble and a walk-in shower recess. Modernised to enhance comfort, the separate kitchen is topped in a premium engineered stone and has been beautifully appointed with quality Miele appliances. Offering families the choice of two living spaces, both the lounge and poolside rumpus room each open out to terraces within the private hedge framed backyard oasis designed by renowned landscape architects Landart. Level lawns rest alongside a resort style swimming pool with a family friendly custom design and gas heating. Curated planting outlines this impressive home, the nostalgic frontage is bordered by a secure carport and an additional off street car space. Providing endless storage possibilities, the sandstone encased lower-level steps into a series of subfloor storage rooms and a potential wine cellar. Balancing everyday functionality with supreme convenience, there is unrivalled access into the city centre by nearby freeway approaches and express bus transport. Stroll to Willoughby Road and discover the long list of lifestyle attractions close to this central lower north shore address. Walk to absolutely everything, local Naremburn shops are at the end of Merrenburn Avenue and the vibrant village atmospheres of neighbouring Crows Nest and Cammeray are just 800m away.

- Living room capturing light from three aspects
- A wall of bi-fold doors open to entertaining deck
- Modern stone kitchen with a view to backyard
- Miele gas cooking, oven and integrated dishwasher
- Exposed sandstone walls lead down to rumpus
- Built-in desk creating an open plan home office
- Wall of joinery housing the TV in the rumpus room
- An elegant arch frames the front bay window
- Four queen-sized bedrooms, all with luxe built-ins
- Step out to idyllic porch from the front bedroom
- Bathroom finished in marble and mosaic tiling
- Walk-in shower and two mirrored shaving cabinets
- 2nd bathroom on lower-level servicing the pool
- Laundry facilities located in second bathroom
- Garden design finished 6yrs ago, irrigation system
- Gas heated mineral swimming pool, glass fencing
- Indoor/outdoor Sonos surround sound system
- Alarm and ducted reverse-cycle air-conditioning
- Intricate stained glass, high patterned ceilings
- Picture rails, ornate fireplaces in the front rooms
- High skirting boards and classic planation shutters
- Endless storage in the easily accessed subfloor
- Secure carport plus extra driveway parking
- 350m to bus, local Naremburn cafes and shops
- 800m to Coles and the vibrant Crows Nest dining hub
- 800m to Cammeray village and Cammeray Square
- Zoned for popular Cammeray Public School
- Travel into the city centre in less than 10 minutes*

* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/> For more information or to arrange an inspection, contact John McManus 0425 231 131.