

**13 Merelynn Avenue, West Pennant Hills, NSW
2125**



House For Sale

Tuesday, 16 January 2024

13 Merelynn Avenue, West Pennant Hills, NSW 2125

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 701 m2

Type: House



Jennifer Carr



William Carr
0427933913

For Sale

Offered for the first time by the original owners, this much-loved residence combines lashings of street appeal with an easy living lifestyle. Perfectly positioned on a flat, private block with manicured gardens and family-lead floorplan, it combines a desirable north to rear aspect with all your most sought-after details. Delivering a lifestyle of absolute ease, this appealing residence is supremely convenient to the Cherrybrook Station (2500m), Coonara Shopping Village (1300m) and Castle Towers. As well-positioned as it is designed for family-friendly living, this address is only minutes' walk to the City Bus Stop (300m) plus having the Kings and Tara school bus stops almost on the doorstep. Drenched in natural light well-proportioned living zones include a formal lounge (with feature gas fireplace) and dining, casual sitting, huge rumpus, and upstairs teen retreat. New flooring, fresh paint, plantation shutters and brand-new ducted air conditioning ensure year-round comfort whether you're entertaining, relaxing, or coming together as a family. With a charming Hamptons aesthetic, the kitchen offers a practical breakfast bar, brand new oven, gas cooktop and vast storage. With enormous windows, parents will appreciate the practical outlook over the spectacular swimming pool allowing children to play safely outside. Rewarding the new owners, the sunny mastersuite features a huge spa bathroom, walk-in wardrobes, and views over the front gardens through bay windows. Further family bedrooms have excellent storage, ceilings fans and share a large bathroom with thoughtful separate toilet. For those seeking multi-generational accommodation the ground floor 5th bedroom provides excellent scope and flexibility. Ideal for celebrations, the outdoor al fresco area provides ample room for hosting family and friends and with a BBQ gas point and electric Vergola roof. Completing this "Australian dream" backyard the huge, heated swimming pool will be the backdrop to endless summer fun whilst the rolling front lawns are ideal for children and pets to play. Completing this property is a double garage, abundant storage throughout, RING doorbell, security sensors and lights, 8kw solar panels to the roof and new gas hot water system. Absolutely loaded with features and demonstrating the attention to detail with which the owners have lovingly maintained this home, this is a truly special West Pennant Hills offering. Bringing ease and flexibility to family life this home is guaranteed to impress as it nurtures your family through every stage. Disclaimer: This advertisement is a guide only. Whilst all information has been gathered from sources we deem to be reliable, we do not guarantee the accuracy of this information, nor do we accept responsibility for any action taken by intending purchasers in reliance on this information. No warranty can be given either by the vendors or their agents.