

# 13 Merino Circuit, St Clair, NSW 2759



## Sold House

Monday, 30 October 2023

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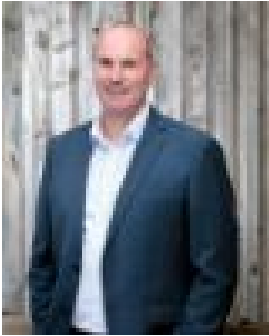
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 561 m2

Type: House



Chris Saleh

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**\$886,000**

Come and inspect this extremely neat and tidy brick and tile home situated in quiet sought-after location only a very short walk to all local amenities including Primary and High Schools, main Shopping Centre plus easy access to the M4 Motorway and main arterial roads. Perfect for the first home buyer, family or investor plus it offers plenty of potential so don't miss this great opportunity!! Additional features include:-\* Three good sized bedrooms all with carpet and built-in robes, main bedroom has split system air conditioning\* Light-filled living areas consisting of good sized lounge room on entry, separate dining area off the kitchen plus large family room at rear also with split system air conditioning\* Extremely neat and tidy kitchen situated in large space with electric appliances including freestanding stove, offering plenty of bench space for food preparation and breakfast bar dining plus lots of cupboards for storage\* Tastefully updated main bathroom with separate bath, shower and toilet, floor to ceiling wall tiles, vanity offering plenty of storage plus external laundry\* Tandem lock up garage with automatic door plus driveway which caters for plenty of off-street parking \* Covered outdoor entertaining area overlooking child and pet friendly rear yard plus extra space for the addition of a granny flat or the construction of a pool (S.T.C.A.)\* All this on a 561m<sup>2</sup> block and potential rent return of approximately \$570 to \$600 per week To find out more or to book an inspection please call Chris Saleh on 0448 374 365!!