

16 Gummun Lane, Merriwa, NSW 2329

WARBURTON

Sold House

Thursday, 19 October 2023

16 Gummun Lane, Merriwa, NSW 2329

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 3684 m2

Type: House



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\$750,050

Welcome to this remarkable modern brick family home, lovingly crafted by Allan Eather in 2016. This spacious residence boasts 4/5 bedrooms, making it the ideal haven for families seeking both style and space. Positioned on an elevated block, it offers breathtaking district vistas, all within a stone's throw of the charming Merriwa township. Key Features:

- Luxurious master bedroom with a generously sized ensuite and an expansive walk-in wardrobe.
- Three spacious bedrooms, each with custom-built wardrobes.
- Versatile 5th bedroom that doubles as a home office, perfect for accommodating guests.
- Expansive open-plan kitchen, dining, and living area featuring a cozy slow combustion heater.
- Galley-style kitchen equipped with a free-standing gas and electric oven, dishwasher, and a walk-in pantry.
- A second living room that can transform into a private cinema for your family's entertainment.
- A well-appointed family bathroom with a bathtub, shower, and a separate WC.
- Dreamy laundry room with convenient outdoor access.
- Abundant storage options, including a well-organized mudroom area for the children.
- A spacious double garage with both outdoor and internal access.
- A three-bay shed with power supply, accompanied by a substantial 104,000L rainwater tank and a 4.2Kw solar panel system.
- Connection to town water, enhanced by an Enviro-cycle system, ensuring lush green lawns.
- Meticulously landscaped gardens, complemented by emerald green lawns, a concrete driveway, and ample parking space.

• This impeccably constructed home offers all the amenities you desire, making it perfect for growing families or those seeking a rural downsizing experience.