

16 Sun Hill Drive, Merewether Heights, NSW 2291



Sold House

Friday, 29 March 2024

16 Sun Hill Drive, Merewether Heights, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 556 m²

Type: House



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\$1,875,000

This treasured home, adored for 32 years, is now ready for a new family to create their own cherished memories within its walls. With its coveted northeast facing backyard, mere moments from the stunning beaches of Burwood and Merewether, this property seamlessly blends spaciousness with an ideal location. The split level design is ideal for a growing family featuring four bedrooms plus a study, two bathrooms plus a powder room, and your choice of stretching out in the formal lounge and dining rooms or the relaxing rumpus on the lower level. The kitchen has had a contemporary renovation making cooking and entertaining a breeze. The property also offers scope for further upgrades and enhancements to add even more value. The northeast to rear aspect brings all day sunshine into the cathedral ceilinged deck and fenced yard making the area perfect for all year round entertaining, while refreshing afternoon breezes, flow throughout the property. This home invites you into the quintessential Merewether Heights lifestyle, with sand, surf, and the nature of Glenrock right at your doorstep. And with Merewether Heights Public School and kindy just a 300m stroll away, school drop-offs will be as breezy as the ocean air! - Split level brick and tile home on 556.4sqm block with northeast facing backyard- Stretch out in the formal lounge and dining rooms or lower level rumpus- Renovated kitchen with Caesarstone benches, induction cooktop, Neff wall oven and Bosch dishwasher- Four robed bedrooms + study served by family bathroom, master ensuite, powder room- Double garage with convenient internal access into home, under house storage- Ducted air-conditioning provides climate control- Beautiful timber floors and plantation shutters- Covered deck and established gardens for alfresco enjoyment- Brilliant location between the bush and ocean, proximity to The Junction and Westfield- Zoned for Kotara High School Outgoings: Water: *\$915pa + usage Council: *\$2,900pa* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)