

# 31 Merinda Close, Adamstown Heights, NSW 2289

LANE CAMPOS

## Sold House

Tuesday, 5 March 2024

31 Merinda Close, Adamstown Heights, NSW 2289

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 618 m<sup>2</sup>

Type: House



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**\$1,410,500**

Auction Location: ONLINE ONLY Breathtaking scale, sophistication and landscaped garden surroundings all add up to exceptional liveability in this elegant home. Entirely private, light filled and beautifully crafted, it boasts a highly versatile dual level layout with impressive outdoor entertaining appeal and spacious interiors to suit the whole family. This abode is tucked away in a peaceful location, surrounded by stunning bush outlooks. With many local facilities at your fingertips, lifestyle advantages are written all over this property. Highlights:--?Multiple living and relaxing zones--?Four generous bedrooms--?Master bedroom with balcony, green views, walk-in robe and ensuite--?Family bathroom with bathtub located on upper level--?Ducted air conditioning and ceiling fans--?Open plan living, dining, kitchen - perfect for entertaining --?Modern kitchen with breakfast bench and quality appliances--?Lower level rumpus room boasts built-in bar and cabinetry, and seamlessly flows to the alfresco --?Lower level could also offer guests or additional family--?Inground pool with landscaped gardens--?Separate laundry and bathroom on lower level--?Under house storage--?Double garage with remote doors and internal access--?Approx. 618.8m<sup>2</sup> block Here and there:--?School catchment - Belair Public School - 5min drive (2.8km), Kotara High School - 14min walk (1km)--?Westfield Kotara - 23min walk (1.8km)--?Pickering Oval - 6min walk (450m)--?Charlestown Square - 7min drive (3.2km)--?Merewether Beach and Baths - 11min drive (7.7km)--?Approx. weekly rental return - recently rented for \$945--?Approx. council rates per quarter - \$681--?Approx. water rates per third - \$300 (not incl. usage) This property will be sold via an online auction on Wednesday 27th March. For more information, please contact Dave or Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.