

**40 Sun Hill Drive, Merewether Heights, NSW 2291**

Robinson

**Sold House**

Wednesday, 20 December 2023

40 Sun Hill Drive, Merewether Heights, NSW 2291

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



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## Contact agent

Experience the freedom of choice and the spacious living and alfresco areas that this dual level family home offers. Start your day with a cup of coffee or end it with a spa on the north-facing deck, conveniently accessible directly from your master bedroom. Alternatively, step onto the front deck from the open-plan living area and island kitchen, creating a seamless and inviting space for entertaining. As the day winds down, you have the option to enjoy a late afternoon sundowner on the upper-level front deck, taking in the district view, or relish a warming glass of red with friends by the firepit in the backyard. And when it's time to find some quiet moments, you'll discover ample space within the two separate living areas and five bedrooms. Plus, there's a dedicated home office for all your work-from-home needs, ensuring that every aspect of your lifestyle is comfortably accommodated at 40 Sun Hill Drive. This home has been cherished for nearly two decades, evolving over time. It's seen an upper-level extension and, most recently, a sleek kitchen makeover. Enjoy the quintessential Merewether Heights lifestyle, with the sand and surf of Merewether Beach, and the nature of Glenrock right at your doorstep. And with Merewether Heights Public School and kindy just 500m away, drop-offs will be as breezy as the ocean air!

- Dual level family home on 569sqm block with prized north facing backyard
- A living area on each floor with direct access to a choice of alfresco areas
- 4 x split system air-conditioners and sea breezes keep this home comfortable
- Island kitchen with stone benchtops, electric hob, wall oven, dishwasher
- Three bedrooms and original bathroom on ground floor
- Huge main bathroom upstairs with ensuite access to master bedroom and walk-in robe
- Auto garage with internal access and drive through to concrete pad for boat/trailer
- Landscaped backyard with retaining walls, lawn for kids, plus workshop to potter
- 7kW solar system to keep running costs down
- Brilliant location between the bush and ocean, proximity to The Junction and Westfield