

6 Ashford Parade, Merewether Heights, NSW 2291

House For Sale

Wednesday, 17 April 2024

6 Ashford Parade, Merewether Heights, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 632 m2

Type: House



Simon Wall
0413424062



Amber Tanks
0412064792

Auction Guide \$1,700,000

Showcasing coastal inspired and sun-drenched interiors courteous of the north to rear facing aspect this completely renovated and immaculately maintained family home enjoys a well-balanced and practical floorplan. Perfectly placed on a 632sqm of land with pleasant district views this fabulous opportunity ticks all the boxes and awaits the lucky new owners! From the moment you step onto this property, you are welcomed by the established, low-maintenance gardens that provide the calming sense that you have arrived home. Entering inside you will love that the spacious, open-plan living areas at opposite ends of the home bathe in natural sunlight and merge seamlessly with the all year round, outside alfresco entertaining area. Further illustrating the well balanced layout of this home is the fact that the spacious master bedroom with a large ensuite is at the opposite ends of the home to the other three bedrooms, which make it ideal for growing families. Two of the other three bedrooms enjoy built-in wardrobes while all host ceiling fans and ducted air conditioning. The contemporary, main bathroom is conveniently placed between these bedrooms and features a generous sized shower, toilet and vanity. Resting in the heart of the home and perfectly placed for families who love to entertain is the coastal inspired and recently renovated custom designed kitchen. Offering ample space for families who love to cook and host together, this spacious kitchen enjoys Caesarstone benchtops, quality appliances and an abundance of cupboard storage space. Moving outside onto the covered, alfresco entertaining area you will love hosting family and friends, whilst also enjoying watching the kids play in the fully fenced and private backyard. On the ground level, there is a kids games/rumpus room or workout room plus plenty of under-house storage and workspace. Situated in a quiet, family-friendly street in a suburb where homes rarely come onto the market for sale, this home is only 300 meters to Merewether Heights Public School, Childcare Centre, moments from Glen Rock Conservation Area or a short drive to Merewether's world class coastline. - Fully Insulated walls and ceilings, plus sarking in the ceiling under colourbond. - Ducted air conditioning throughout, gas bayonets in living rooms. - New electrical wiring throughout the entire home- New fibre cement cladding on exterior of the home - Sensor lights out front, back and sides- Broadband Internet - DLUG has access to both sides of the home and code locks on doors. - Land size 632swm, Council rates \$2,850 pa, Land rates \$915.70 pa. Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.