

8 Merino Place, Sylvania, NSW 2224



House For Sale

Wednesday, 7 February 2024

8 Merino Place, Sylvania, NSW 2224

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 727 m2

Type: House



Andrew Bloom
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Friendly Auction

This character-filled residence boasts old soul along with a versatile floorplan which perfectly balances comfort and practicality for the growing family. Ideally positioned at the end of a quiet cul de sac in an ultra convenient pocket of Sylvania, the home presents a lucrative opportunity to refresh a classic piece of architecture. - Five light-filled bedrooms, four offering built in wardrobes, one with unique built in cabinetry, two with private balcony access, with the master boasting an enormous ensuite complete with stand-alone bath tub.- Central to the home, the sizeable eat-in kitchen offers stone benchtops, pantry, plenty of storage space and family breakfast bar.- The formal lounge and dining space plus the separate casual sunken lounge room both effortlessly flow from the kitchen and overlook the landscaped backyard and in ground pool. - The home offers a third living room on the upper floor which opens to the rear balcony embracing district views, plus a separate home office on the lower level. - Family bathroom conveniently located central to three of the bedrooms with separate bath and shower, plus independent sizeable laundry.- Double carport and additional off-street parking, multiple storage solutions and split system air conditioning throughout.- Ideally positioned moments from Box Road shops, Sylvania High School & Sylvania Heights Public School, trendy restaurants & cafes, Southgate Shopping Centre and public transport.Council Rates: \$526.00 per quarter (approx)Water Rates: \$173.00 per quarter (approx)Land Size: 727.2sqmAuction: Tuesday 27th February, Cronulla RSL, 6.00pm