

**99 Merrivale Lane, Turramurra, NSW 2074**



**House For Sale**

Friday, 10 May 2024

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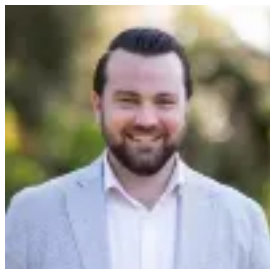
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1144 m2**

**Type: House**



Adam McKay

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## **Auction Saturday 1 June, 3pm**

Backing directly onto the pristine greens of Pymble Golf Club and with views over its 16th tee, this quality home is a tightly held treasure offering rare and prestige buying. Held by the one family since built in 1956, the full brick home is bright and welcoming, featuring quality updates that make it great to simply move straight into. Its elevated position affords it delightful views whilst the addition of a level will make them exceptional. Positioned on a 1144sqm block with sweeping lawns and attractive gardens, the home's spacious design includes a large open plan living and dining, a stone induction kitchen and a flexible lower level with a bathroom that's ideal for guests or the in-laws. There is excellent potential here to work with the existing plan or replace (STCA). The highly coveted location is within walking distance of bus services, the station, Pymble Public School, shops and parks.

**Accommodation Features:**

- \* Bright well-presented interiors, solid double brick home
- \* Large family room with an open fireplace, dining room
- \* Well-appointed stone induction kitchen, dishwasher
- \* European appliances, three generous bedroom suites
- \* All bedrooms with robes, master with golf course views
- \* Stylish contemporary bathroom with freestanding bath
- \* Internal access large lower level teen retreat or optional guest suite with adjoining modern bathroom and laundry
- \* Gas central heating system, reverse cycle air conditioning

**External Features:**

- \* Dress-circle golf course side location
- \* Elevated 1144sqm block with superb golf course views
- \* Front terraces, rear covered alfresco balcony with views
- \* Landscaped established lawns and gardens
- \* Internal access large double carport

**Location Benefits:**

- \* 190m to the 577P and 579 bus services to Pymble Public School, Pymble Station and Turramurra Station
- \* 500m to Maddison Reserve
- \* 750m to Pymble Public School
- \* 750m to Irish Town Grove
- \* 900m to Bannockburn Oval
- \* 1km to Princes Street shops and cafes
- \* 1.8km to St Ives Shopping Village
- \* 1.9km to Pymble Station
- \* 2.1km to Turramurra Station and village
- \* Close to Pymble Ladies College, Masada College, Ravenswood and Brigidine
- \* Easy access to Knox Grammar and Abbotsleigh

**Auction Saturday 1 June, 3pm**  
2 Turramurra Avenue,  
Turramurra  
Contact Adam McKay 0412 133 173  
Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.