

**22 Merrilee Crescent, Frenchs Forest, NSW 2086**



**House For Sale**

Sunday, 23 June 2024

22 Merrilee Crescent, Frenchs Forest, NSW 2086

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



Nima Aliasgary  
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Vivie Li  
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## AUCTION

22 Merrilee Crescent, Frenchs Forest is proudly presented by Nima Aliasgary and Vivie Li of Ray White Fairweather Group.\*\*\* For more information, contact Nima on 0424 999 399 or Vivie on 0433 671 592. \*\*\*AUCTION TO BE HELD ON SATURDAY 27 JULY 2024 @ 5PM - ONSITEA superb home offering more than most, this exceptional full brick stunner has been extensively renovated throughout, resting atop a north to rear 695sqm in a popular pocket. Boasting a full brick and concrete build, it's a much loved family home with extensive accommodation and superb entertaining spaces. Generous living and dining rooms spill out to the front balcony and the exceptional private alfresco areas complete with heat lamps and a pizza oven. An added bonus is the separate access, beautifully presented multi-purpose lower level with a kitchenette/bar and bathroom. The home is full of appeal featuring two bedrooms with an ensuite including the superb master, a chef's gourmet kitchen and elevated terraces at the rear with stunning views and veggie gardens. This is a versatile ready-to-move-in opportunity ideal for the large or multi-generational family and just steps to the bus, local shops, Lionel Watts Oval and Wakehurst Public School. • Sophisticated tiled flooring, solid full brick and concrete • Spacious dining room, family room opens to the balcony • Luxe stone topped chef's kitchen, built-in coffee machine • Ilve commercial style gas cooker/oven, breakfast bar • Sensational covered alfresco terrace with heat lamps • Pizza oven, elevated terraces, herb and veggie gardens • Large bedrooms, two with ensuite, all with built-in robes • Master with multiple robes, ensuite and a study nook • Gas bayonet, internal access DLUG with storage/cellar • Separate entry immense renovated multi-purpose rooms • Kitchenette and bathroom, two laundries, ample storage Estimated Rental Price Per Week: \$1800- \$1850 Our offices: Ray White Killarney Heights / Ray White Narrabeen / Ray White Frenchs Forest \*\*\*\* If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting. \*\*\*\*