

**3 Merino Road, Noraville, NSW 2263**



**House For Sale**

Wednesday, 3 July 2024

3 Merino Road, Noraville, NSW 2263

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 721 m2**

**Type: House**



Kimberley Burke  
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## **Price on request**

Discover the charm of this stunningly newly built two-story home that seamlessly blends coastal and contemporary styles, providing a luxurious living experience just moments from the renowned Hargraves Beach. Step inside to be welcomed by a spacious living area adorned with sleek, modern finishes. Situated on a generous 721m<sup>2</sup> block of land, this residence is thoughtfully designed with family life in mind, boasting a layout that maximizes space. The expansive open plan kitchen, living, and dining area is perfect for both everyday family gatherings and stylish entertaining. Featuring three generously sized bedrooms and a dedicated rumpus/media room on the second-floor landing, this home caters to every family member's needs. Towards the rear of the home, discover a large open space ideal for potential inter-generational living, complete with its own kitchenette and separate his and hers toilets. Living here means embracing a lifestyle of comfort, style, and tranquillity. Enjoy modern amenities indoors or step outside to experience the perfect blend of coastal living and contemporary design. Additional features include side access to the single garage and storage shed. This home is conveniently located within walking distance to local beaches, schools, and cafes, just 15 minutes from the M1, 55 minutes from Wahroonga, and a short drive to boat ramps and shops.