

**31 Bershire Avenue, Merewether Heights, NSW,
2291**

dalton

House For Sale

Saturday, 7 December 2024

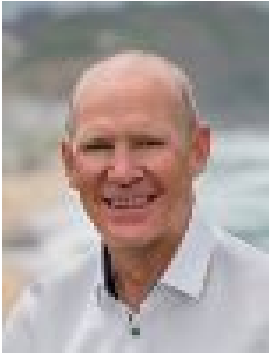
31 Bershire Avenue, Merewether Heights, NSW, 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



David Phelan
0413209500

Family Sized with Room for Everyone

Perched on the high side of the street this beautifully presented family size home enjoys an outlook across the suburb, cooling sea breezes in summer, dual living areas and a level rear yard for the kids to play. Walking distance to Merewether Heights Primary School as well as Glenrock Reserve for hiking and mountain biking. It's a sought-after street, presents with established gardens and has quality homes surrounding.

- * Recently refurbished - new floor coverings and painted inside and out
- * Main bedroom with ensuite adjacent to second living area
- * The second living room is an ideal parent's retreat area
- * Ensuite and bathroom are only 8 years young, new laundry
- * The large upstairs living opens to the huge, covered deck area
- * The kitchen overlooks the level rear yard with established gardens
- * The tandem garage offers parking for 2 cars plus loads of storage area
- * Additional carport in front of garage

Council Rates: \$3,146 PA approx

Water Rates: \$886 + Usage PA approx

Rental Potential: \$1,000 PW approx