

47 Sun Hill Dr, Merewether Heights, NSW, 2291

House For Sale

Thursday, 31 October 2024

47 Sun Hill Dr, Merewether Heights, NSW, 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Modern updates with a poolside bonus

This gorgeous two-storey home in Merewether Heights is an absolute gem for families who love the coastal lifestyle. And talk about location, you're spoiled for choice with both Merewether and Burwood beaches just minutes away. Nature lovers will be in their element too, with Glenrock Reserve right on your doorstep for mountain biking adventures or peaceful bush walks.

The whole place has been beautifully updated with a fresh, modern feel. Sunlight streams through the north-facing windows, highlighting those stunning timber floors and the sleek new kitchen. The open-plan living area just flows naturally onto a fantastic entertaining deck for those lazy weekend gatherings with friends and family. Downstairs is where things get interesting. There's a sparkling pool ready for those hot summer days, plus a super versatile retreat complete with its own bathroom. It's one of those brilliant spaces that can be whatever you need, a private teen hangout, home office, guest suite, or the ultimate poolside entertaining area.

The local amenities are spot on too. The kids can walk to Merewether Heights Public School and kindy, they're just 600m away. Getting around is easy with the number 22 bus stopping right outside, running between Charlestown and Newcastle West. Plus, you're perfectly placed between Westfield Kotara and The Junction when you need to grab something or fancy heading out for dinner.

- North facing brick and tile home on 550.1sqm block with pool
- Open plan living with polished timber floors opens to rear deck for alfresco entertaining
- Sparkling new Caesarstone island kitchen with electric cooktop and large pantry
- Four robed bedrooms with new carpet, three with ceiling fans, main opens to deck
- Sky-lit family bathroom with bath, shower, twin vanity, and separate w/c
- Rumpus/5th bedroom with second bathroom overlooking pool
- Single garage, under house storage, fenced lawn
- 10 mins to Newcastle city centre, 5 mins to The Junction and Westfield Kotara

OUTGOINGS

Council rates: \$2,860 approx. per annum

Water rates: \$915.72 approx. per annum

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