



13 Merino Place Sylvania, NSW

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### Charming family home presenting a rare opportunity

Nestled on a peaceful cul-de-sac, this tightly held residence on a level 556.4sqm parcel of land serves as a magnificent family hideaway, embodying peerless charm and alluring character. Offering effortless single-level living with sun-kissed interiors, its family functionality extends to a newly added guest bedroom in the garage. It's just a stroll to Sylvania High and local shops.

- Beautifully presented, move-in ready with scope for value-adding updates
- Generously sized living room with a bar and seamless flow to the outdoors
- All-weather entertaining area steps down to a lush lawn and low-care garden
- Eat-in gourmet kitchen with an island, wall oven, and warm timber cabinetry
- Four sizeable bedrooms, three with built-ins, plus a large formal dining room
- Classic-style bathroom with a bathtub, plus a convenient secondary bathroom
- Fully fenced, private backyard with fresh Colorbond fencing, storage and shed
- Double auto lock-up garage with a new workshop and an internal laundry room

**Price:** Auction  
**Council Rates:** \$526.00 p/q  
**Water Rates:** \$379.16 p/q



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SITE PLAN



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.