

Street Property.



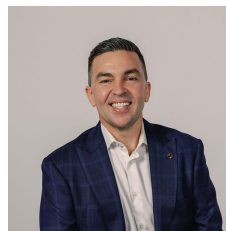
42 Sun Hill Drive Merewether Heights NSW

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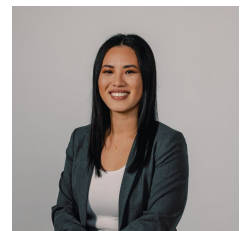
Step into this classic home where coastal charm meets crisp presentation. Boasting a prized north facing backyard just moments to the glorious beaches of Burwood and Merewether, the property offers the perfect mix of flexibility and location. The three bedroom layout, featuring two separate living areas and open plan kitchen and dining, is perfect for a busy couple or young family. The studio retreat with own bathroom adds extra appeal with the multitude of uses it offers, perhaps a poolside cabana, home office, or a private spot for the young adult in your family. Plus, with a double garage and parking bay, there is plenty of space for your vehicles.

Step right into this cosy abode, where the freshly polished timber floors, big windows, crisp decor, and lashings of natural light instantly put a smile on your face. The lounge room has a raked ceiling that makes the space feel even

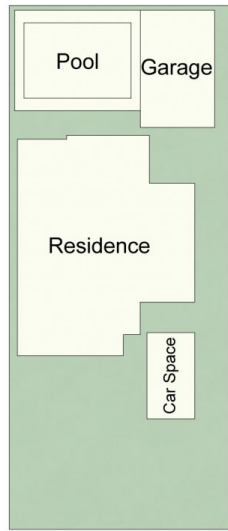
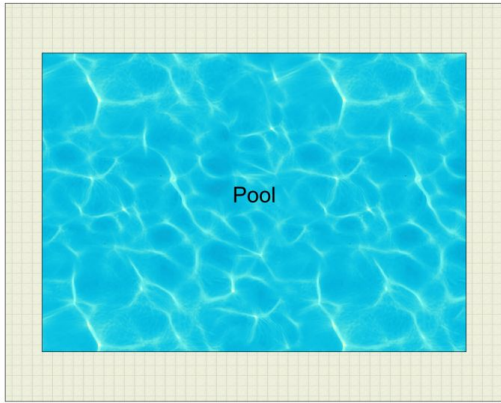
Price : \$ 1,260,000
Building Size : 198 sqm
Land Size : 569.1 sqm
View : <https://www.street.net.au/sale/nsw/newcastle-region/merewether-heights/residential/house/7746047>



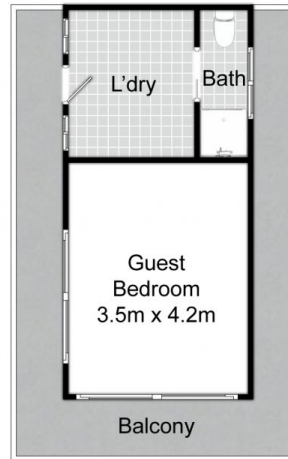
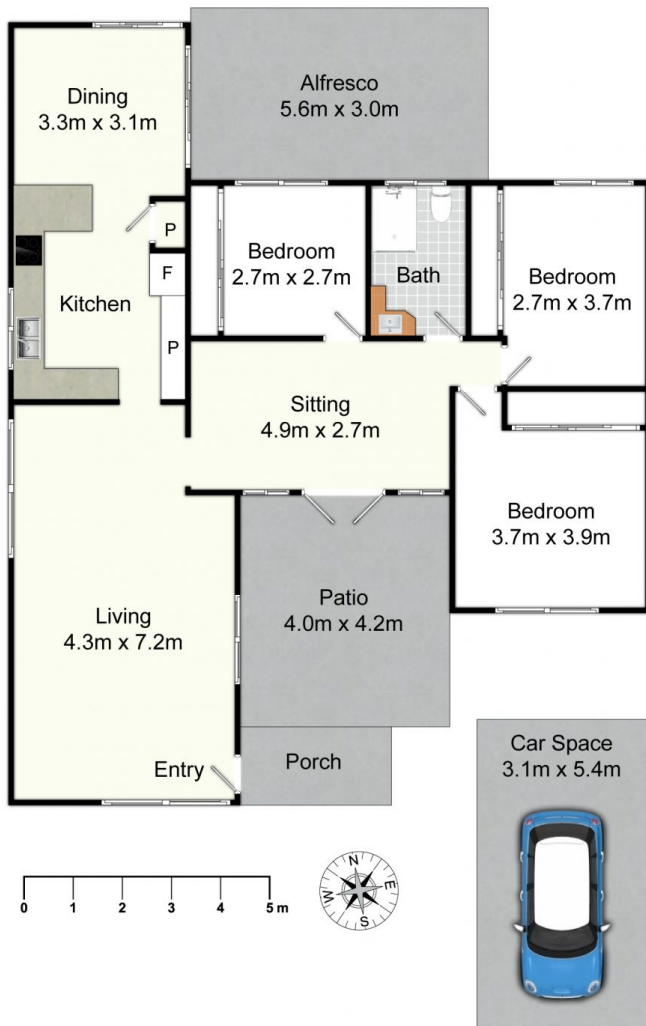
Damon Sellis
02 4926 3933



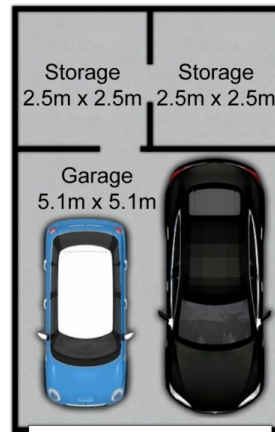
Emily Wong
02 4926 3933



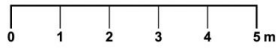
Site Plan
Not To Scale



Upper Level



Lower Level



42 Sun Hill Dr, Merewether Heights

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

Street
Property.