



SOLD

SAFE AND SECURE ENTERTAINER WITH OFF STREET PARKING

This 3 bedroom home is found on an elevated 600m² block with an undercover entertaining area, outdoor spa, established low maintenance gardens, fully fenced section with 3.6m wide double gate side access for off street parking

Petherbridge Avenue is one of the most tightly held and sought after streets in the area with this particular property hitting the market for the first time in almost 20 years.

This solidly built 3 bedroom brick home has separate dining and living, internal laundry, large master bedroom and en-suite, tiled throughout with carpeted bedrooms. A massive 10m undercover outdoor entertaining area perfect for all seasons, plenty of room out the back for kids and or pets to safely play.

There is genuine side access with lockable double gates 3.6m wide and 6m of cemented area perfect to securely store the boat, caravan, hobby car, jet skis or campervan.

Some of the many features;

- 3 large bedrooms
- Master bedroom has large walk in robe and en-suite
- 2 Supporting bedrooms have ceiling fans and built in robes
- Large living area
- Separate dining area
- Internal Laundry
- Air conditioned
- 10m undercover all season entertainment area
- Outdoor spa
- 3.6m x 6m double gate side access
- Established gardens
- Fully fenced secure yard
- Garden Shed
- Tightly held street
- Safe and secure

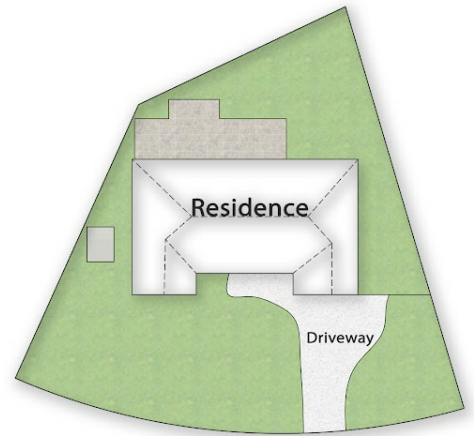
3 BED | 2 BATH | 2 CAR

PRICE:
\$752,500

OPEN FOR INSPECTION:
N/A



Scott Stonnell
0412224557
s.stonnell@atrealty.com.au
www.atrealty.com.au



25 Petherbridge Avenue, Merrimac
 INTERNAL FLOOR AREA 121m²
 EXTERNAL FLOOR AREA 38m²
 TOTAL AREA 159m²



Scott Stonnell 0412 224 557

Whilst every attempt has been to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. www.picsandmortar.com

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Scott Stonnell
 0412224557
 s.stonnell@atrealty.com.au
www.atrealty.com.au

