



**SOLD**

## NEAR NEW AND READY FOR YOU

This 4 bedroom lowset rendered brick property ticks all the boxes for a family home. This home is less than four years old, and features two separate living areas so the whole family can have their space.

Built for an owner occupier and features the following upgrades over many other local properties including:

- Waterfall stone kitchen benchtop
- 900mm Westinghouse appliances
- Floating vanities
- Completely rendered externally
- Walk in robe to main bed
- Brand new dishwasher

Don't wait months to get started building and pay the current overinflated material costs - this near new home is completed for you.

No tenancy in place, so we are ready when you are.

Surrounded by other quality recently built homes your investment is secure.

Further features:

- Air conditioned dining and living area
- Main bed with air conditioning, ensuite and walk in robe
- Private undercover entertaining area to rear
- All bedrooms built in and feature ceiling fans
- Carpet to bedrooms and second living, remainder of home tiled
- Fully fenced low maintenance rear yard
- Double remote garage plus driveway parking
- Colourbond roof
- FTTP internet connection

Key Distances:

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$807,000**

**OPEN FOR INSPECTION:**  
**N/A**



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NORTH  
▼



14 MERINO ST, PARK RIDGE

4 2 2

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



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.

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