



48 Merrivale Road Pymble, NSW

5 bed | 5 bath | 2 car

## Custom Designed Family Residence in Premium East Side Location

Bidding Guide: \$3,600,000

### Property Features

- Spacious five bedroom plus study layout, three bedrooms with en suites, two with walk-in-wardrobes
- Ample living spaces to accommodate any family, with two living areas on the ground floor and a rumpus with kitchenette upstairs
- Stunning alfresco entertaining area with built-in outdoor gas kitchen
- High quality bespoke kitchen with 40mm benchtops and Westinghouse appliances, adjoined by butlers pantry featuring an additional 5-burner gas stove
- Gas fireplace in living, heating the home via two vents on the ground floor and another in the upstairs rumpus room
- ActronAir fully ducted reverse cycle air-conditioning system
- Remote controlled electric curtains in living and lounge area
- Large and level rear yard
- Two 4500L rainwater tanks, plumbed for toilets and garden taps
- 26 panel solar power system on north facing roof of home
- Construction completed in 2019 by Wincrest Homes

### Location Benefits

- 1.1km to Pymble Station

## Craig Marshall

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