



2 Merrilong Avenue Mount Kuring-gai, NSW



### Warm & welcoming home

Boasting a tranquil elevated position with corner block placement, the home enjoys a leafy backdrop and opposite a fenced playground, creating a private and peaceful family sanctuary. The home is warm and welcoming, appreciating vaulted ceilings with vented slow combustion fire, presenting four bedrooms, plus study.

**Price:** Depoist taken

**Bond:** \$3,160

**Available Date:** 02/12/2023



**Brad Sargent**

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2 Merrilong Avenue  
Mount Kuring-gai

STONE



Lower Ground Floor



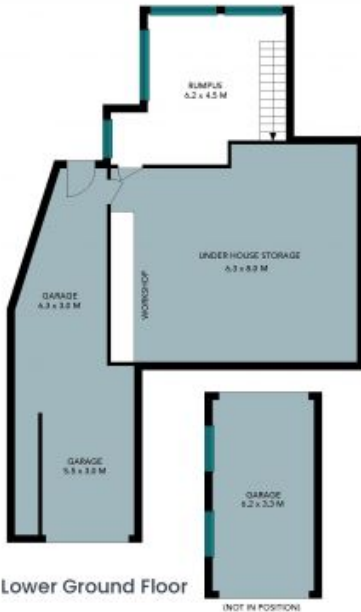
Ground Floor

Internal Living: 273 sqm  
External Living: 35 sqm  
Total Living Area: 308 sqm



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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