



174-176 Waverley Avenue, **Merrigum**

4  2  2 

Lifestyle At its Best – 2000m2 Block

Want the comforts of a new home & convenience of full town services, jam packed full of features- Including: impressive 9 m inground pool, fenced and paved, Town water, Natural gas and 1 Meg of HRW for all your garden needs. set on a huge well fenced double block of 2000m2. This 3 year old, as new brick veneer home, 4 double bedrooms with classy ensuite to main, open plan living area with separate formal dining/study. Stylish kitchen, large gas cooktop with electric oven, double sink with flick mixer, dishwasher, large family pantry and access to Alfresco area. 2 Split system air conditioning Ducted evaporative air conditioning, Ducted gas heating and vacuum system with quality finish throughout. Double lock up garage under roof, save \$ on your power bill with the 5 kw solar power system with battery. Great block for the growing family with pets. Landscaped gardens & handy access to backyard with lock up shed/workshop.

NOW ASKING \$369,000 - \$389,000

ID# 11965100734



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