

17 Merino Rd, Marulan, NSW 2579

Sold - 6/05/2025

House 4 2 5



## Price reduction : Motivated vendor : Must be sold!

Introducing a charming countryside retreat perfect for those dreaming of a spacious family home combined with rural delights. This beautiful property sprawls over an impressive 1.89 acres, featuring a fully fenced lot that's ideal for ponies, chickens, and even a couple of alpacas!

At the heart of this home are its four bedrooms, three of which are generously oversized, providing comfort and space for all. The primary bedroom is a delightful haven with a huge ensuite. Picture yourself waking up to serene views outside large, bay picturesque windows that bring the beauty of nature right into your home.

The living spaces are lined with quality floorboards and are versatile and abundant; there are four distinct areas that could serve as a combination of living rooms, dining spaces, or offices, adapting effortlessly to your family's needs. The dining area boasts a larger-than-usual custom-made bespoke formal cabinet, blending functionality with style. Kitchen features an island bench and ample storage throughout.

Energy efficiency is a top feature here with 34 solar panels to reduce your carbon footprint. The separate three-bay garage offers ample storage with a sturdy concrete floor, ideal for those who love tinkering or need extra space for their hobbies.

For those who cherish outdoor living, the huge undercover area invites you to entertain or unwind, whatever the weather. Whether it's the ducted heating and air for cooler days or the cozy combustion fireplace that catches your eye, comfort is never second best.

Nestled well back from the road for optimum privacy and with easy access to local Marulan Station and Public school, with bus stop on Brayton Road, this home is a match made in heaven for those looking to provide a country upbringing for their family while still enjoying modern luxuries. Dare to dream big—your countryside family oasis awaits!

### Open for Inspection

By Appointment.

### Listed By

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