

8/27 Merlin St, Neutral Bay, NSW 2089

\$2,600,000

Townhouse 3  3  2 



## Tranquil 3 Bedroom Full Brick Townhouse Conveniently Located i

On the market for the first time in 28 years, this beautifully maintained 3 bedroom townhouse offers a rare opportunity in one of Sydney's most sought-after suburbs. Tucked away in a quiet boutique complex of just 11, it's only a short stroll to Big Bear Shopping Centre, cafés, eateries, and local shops. With transport options close by and an easy commute to the CBD, this home perfectly combines lifestyle, privacy, and convenience. Features include:

**Open for Inspection**

By Appointment.

Timber flooring throughout

Private front courtyard and wraparound terrace with landscaped gardens

Open-plan living and dining flow to outdoor entertaining areas

Stylish kitchen with gas cooking, stainless-steel appliances, and dishwasher

3 bedrooms upstairs, two with built-ins

Master bedroom with ensuite and walk-in robe

Modern main bathroom plus guest powder room downstairs

Internal laundry and roof storage with loft ladder

Double-secure lock-up garage with remote access

Don't miss this exceptional opportunity to secure a spacious, low-maintenance home in a peaceful setting — just moments from the vibrant heart of Neutral Bay.

Internal area: 233sqm including courtyards. Garage: 37 sqm. Total area: 270sqm

Strata Levies: \$1,440 pqr

### Listed By

The Office

Phone: (02) 9908 9090

