

14 Merley Road, Austins Ferry

## Austins Ferry - Three Bedrooms, Two Bathrooms and Room to Move

Ant's "Fluff-Free" Description...




Some homes just make sense.

This is one of them.

Set on a level corner block of approximately 559m<sup>2</sup>, this renovated 1951 home gives you the right mix of comfort, space and practicality - without needing a treasure map to find the backyard.

The Good Stuff:

- Freestanding 3 bedroom, 2 bathroom home
- House area approximately 120m<sup>2</sup>
- Renovated around 2020

3  2  3 

**FOR SALE**

Offers over \$645,000

**VIEW**

Sat 9th May @ 12:30PM - 1:00PM

**AGENTS**

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**AGENCY**

LJ Hooker Pinnacle Property

(03) 6272 8177

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Brick and cement cladding construction
- New Colorbond roof
- Spacious open-plan living, dining and kitchen area
- Heat pump for year-round comfort
- Kitchen with good bench space, breakfast bar and included Hisense fridge that fits the spot perfectly
- Master bedroom with robe and ensuite
- Two additional bedrooms, both well positioned away from the main bedroom
- Main bathroom with bath, shower and toilet
- Separate laundry
- Deck area for BBQs, coffees or pretending you garden more than you actually do
- Fire pit area
- Vegie patch
- Decent yard space for kids, pets or both
- 6m x 6m garage/shed
- Parking for one vehicle in the garage plus additional off-street parking for two
- Corner block position
- Easy access to local schools, shops, transport and major road links

#### Why Buyers Will Like It:

- First home buyers get space, updates and a proper yard
- Families get three bedrooms, two bathrooms and room to move
- Investors get a neat, practical home in a strong growth corridor
- Downsizers get single-level living without giving up the shed and outdoor space

#### The Bottom Line:

14 Merley Road is neat, updated, practical and easy to live in.

It is not trying to be a palace.

It is doing something far more useful - offering a comfortable home, a sensible layout, proper outdoor space and the kind of everyday practicality buyers actually care about.

And frankly, that is much better than pretending a tiny courtyard is an "alfresco lifestyle precinct."

Snap it up before someone else does.

Onwards and upwards to your Austins Ferry cracker!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## MORE DETAILS

Property ID	RVJ1F
Property Type	House
House Size	120 m2
Land Area	559 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

### Ant Manton 0408 621 856

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

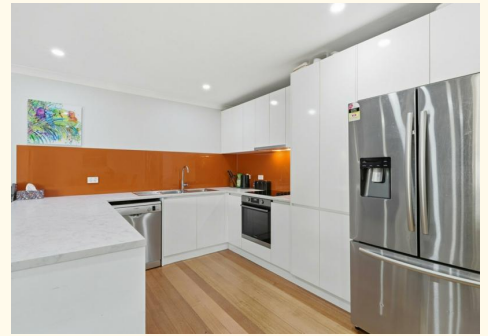
### Zac Flanagan 0466 685 937

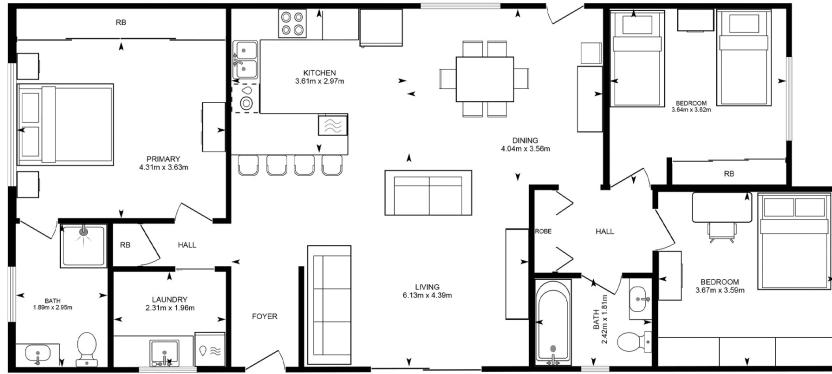
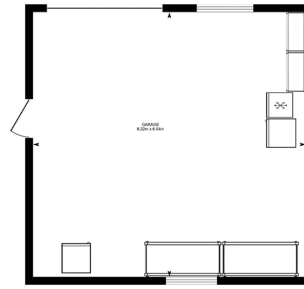
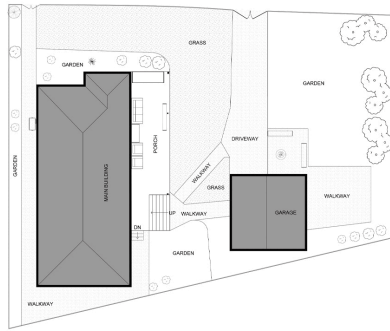
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## 14 Merley Road, Austins Ferry

House area: 120 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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