



8 Merridong Road, Elanora Heights

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An opportunity for Families, Investors or Developers.

Set on an approximately 1,031sqm level block, this original single-level brick home offers four bedrooms, two bathrooms and two separate living areas.

With dual-street access and two driveways, the property provides a range of future possibilities including renovation, re-build, duplex potential or subdivision and all are (STCA).

Located close to Elanora Heights Village, local schools, transport, golf clubs and recreational facilities, it delivers convenience on The Northern Beaches.

Suitable for-

Families seeking space - generous land size, multiple living areas, nearby schools and outdoor recreation.

Builders and renovators - wide scope for redesign, extension or complete redevelopment.

Investors and dual-income seekers - layout and block size offer multi-

FOR SALE

SOLD for \$2,305,000 at Auction

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dwelling or dual-occupancy potential (STCA).

Downsizers wanting single-level living - easy access, level land, close to village amenities.

Rental Estimate- \$1,200.00 pw

Quarterly Rates-

Council Rates \$482.55 pq

Water Rates \$599.00 pq plus usage

Property Highlights-

- Level 1,031sqm (approx.) land
- Dual street access with two driveways
- Four bedrooms and two bathrooms
- Two separate living areas
- Solid single level brick construction
- Scope to renovate, re-build or re-develop (STCA)
- Walk to Elanora Heights Village
- Close to schools, beaches, golf clubs and Narrabeen Lagoon

This home offers flexibility rarely found in Elanora Heights.

Disclaimer: All information contained herewith, including but not limited to the general property description, price and address, is provided to LJ Hooker Narrabeen by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon, and you should make your own enquiries and seek advice in respect of this property or any property on this website.

MORE DETAILS

Property ID	22V8GRG
Property Type	House
Land Area	1031 m2
Including	Toilets (2)
	Deck
	Floorboards
	Built-in-Robes

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