



## Hebersham, NSW

11 Merrina Street

**4** **2** **4**  
BED BATH CAR

### Discover Hebersham's Best Kept Secret

Unlock the door to luxury living with this expansive home that's sure to impress. Boasting a sparkling in-ground swimming pool, magnificent entertaining areas, and dual living rooms, this property is the epitome of comfort and style. With ducted air conditioning, a lock-up garage, and ample parking, every convenience is at your fingertips.

#### Property Highlights:

**Spacious Living:** Enjoy dual living rooms, including a beautiful wooden living area upstairs, perfect for hosting gatherings or relaxing with loved ones.

**Ducted Air Conditioning:** Stay comfortable year-round with ducted air conditioning throughout the home.

**Solar:** Benefit from solar energy, reducing your environmental footprint and energy costs.

**Ample Storage:** With lots of storage space throughout the house and two garden sheds, you'll have room for all your belongings.

### sold in first week

**Contact:** Praveen Sethi  
0432081190  
Andrew Merton  
0433118560

**Type:** House

**Land:** 734 Square Metres

<https://www.andrewmerton.com.au>

**11 Merrina St, Hebersham**

**SITE PLAN**



**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

**FLOOR PLAN**



Plans shown are only indicative of layout. Dimensions are approximate.

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