



## 12 Merridong Road ELANORA HEIGHTS NSW

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This home's prime location in central Elanora Heights and its family-friendly spaces make it an irresistible and stylish residence. Tucked away for privacy, the home spans cleverly designed dual levels, with all primary living areas strategically placed on the lower floor. An expansive family room is complemented by equally spacious living and dining areas, a sizable kitchen, a covered terrace, and a sun-drenched pool, creating a perfect and comprehensive living environment.

**Price** : \$ 2,700,000

**Land Size** : 588 sqm

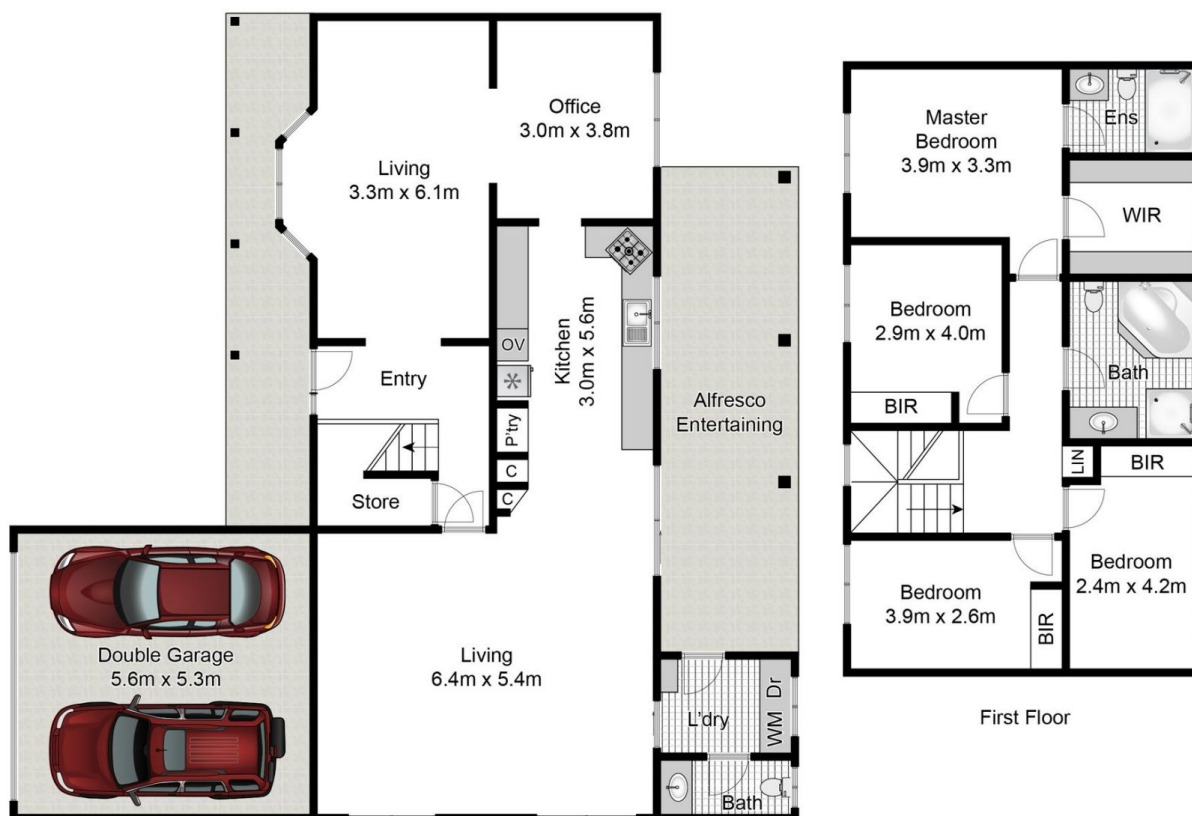
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Key Features:

- Generously proportioned family room, expansive living, and dining spaces, air conditioning throughout lower level
- Stainless appliances, dishwasher, covered rear deck for outdoor enjoyment.
- Level lawn, pool, lower-level bathroom, laundry, and a



**Duane Hunter**  
0299707220



Ground Floor



Site Plan

Whilst [bwwm.com.au](http://bwwm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**12 Merridong Road, Elanora Heights**



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