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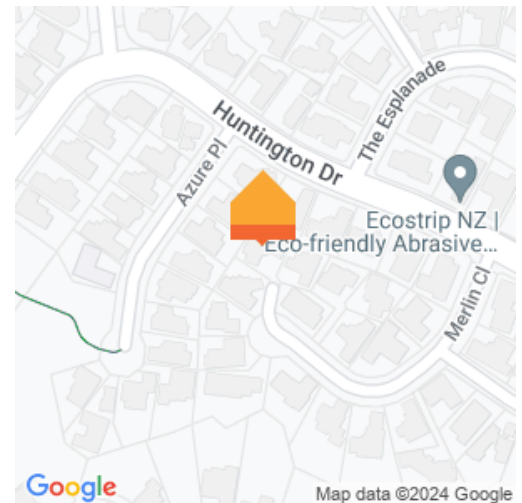


## 18 Merlin Close, Huntington

Your family will happily embrace life in the quiet environs of your established Huntington home. Its sunny north facing and free-flowing layout make everyday living a joy. There are clearly defined social and private spaces, including a friendly open-plan domain that effortlessly transitions onto an entertainment deck screened by nature. Relaxed modern living is promoted through a generous suite of bedrooms and a second lounge. Your child-proof backyard is secured behind bolted gates, giving peace of mind to parents of youngsters. The 711sqm section is tidy, well-planted and screened from neighbours. Ample on-site and cul-de-sac parking accommodate visitors. Gas heating and infinity hot water provide instant convenience, while the location benefits of living in zone for high-demand schools, as well as close to major retail precincts at Chartwell and Rototuna, main transport routes, boardwalks and bike trails, speak for themselves.

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Land area	711 m <sup>2</sup>
Floor size	213 m <sup>2</sup>
Rates	\$3,831.03



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