

1/10 Burwood Street, Merewether, NSW 2291



Unit For Sale

Wednesday, 17 April 2024

1/10 Burwood Street, Merewether, NSW 2291

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Kiah Lawford
0249748900

Auction Guide \$775,000-\$825,000

Enviably positioned a barefoot 350m stroll to beautiful Bar Beach, and an easy stroll to Empire Park, Darby Street and The Junction, this tightly held apartment offers a life of coastal bliss. A comfortable haven for beach lovers and those who seek convenience, the complete package is offered in this ground floor abode with secure parking, and the coveted Merewether lifestyle on tap. Set in a small complex of only five, this two bedder's upkeep is as breezy as the ocean air. The lounge room benefits from views up to Strzelecki lookout, and an adjoining sunroom is the perfect spot for relaxation. Open plan kitchen/dining features timber floors and electric cooking, while the bathroom boasts a corner shower, separate w/c and Euro laundry. Dive into the property's potential with some modern upgrades and throw in your own personal style and flair. Leave the car parked in your single garage, swing your towel over your shoulder and wander to Dixon Park beach or Bar beach in just a few minutes. Grab your coffee on the way at Sunnyboy Kiosk or Akuna, and as day drifts into night, head to The Junction, Beach Hotel, or Modus Brewery for a drink or dinner with friends. Staff at nearby Lingard Private Hospital will also love the cruisy 10 minute stroll to work. -Tightly held ground floor apartment just 350m to Bar Beach-Separate lounge and dining rooms-Kitchen fitted with an electric cooktop, under bench oven, dishwasher-Two carpeted bedrooms fitted with built-in robes-Shower bathroom with separate w/c, Euro laundry-Freestanding single lock-up garage-Stroll to Akuna for breakfast or your morning coffee or wander to The Junction or Darby Street

Outgoings: Council: *\$2,200pa
Water: *\$759.42pa + usage
Strata: \$648.73pq* approximates only
(We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)