

1/4 Robert Street, Merewether, NSW 2291



House For Sale

Tuesday, 28 May 2024

1/4 Robert Street, Merewether, NSW 2291

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Mitchel Ross
0402156505



Lucas Gresham
0249556900

Contact Agent

To view the Contract of Sale & additional information please copy & paste this link into your search bar:

<https://bit.ly/1of4Robert> Architecturally refined to fit effortlessly within its vibrant surroundings, this three-bedroom residence elevates the standard for contemporary, low-maintenance living in a coveted Merewether address. Tailor-made to cater to an array of buyers who crave a spacious layout, a welcoming neighborhood, and a daily beach dose, this haven is perfect for families seeking a comfortable and modern lifestyle -- while offering easy-care indulgence. The recent enhancements showcase precision and attention to detail and welcome a seamless transition to indoor/outdoor entertaining with an established courtyard. The statement kitchen is adorned with Silestone, a gas cooktop, and generous storage. Additionally, convenience is optimized with a concealed laundry, water closet, and additional storage. Accommodation consists of three light-filled bedrooms, all serviced with built-in robes, bed 2 with private balcony access, and the main offering a contemporary ensuite for added luxury. This executive townhouse offers convenient access to eateries, local grocers, and public transport services, or enjoy a stroll to Merewether or Dixon Park Beach and immerse yourself in the ultimate coastal lifestyle. Strata levies - \$1,349.55 p/quarter Council Rates - \$2,712 p/annum (\$678 p/quarter) Water Rates - Fixed \$265.13 Usage \$135.83 p/quarter FEATURES :- Ducted AC- Downlights throughout- Gas fireplace- Carpet bedrooms- Ceiling fans- 3rd toilet in laundry- Master with Ensuite- Bedroom with access to a private balcony- Double, secure lock-up garage Disclaimer: The information provided by Creative Property Co. on any marketing material is for general informational and educational purposes only. All information is provided in good faith and is believed to be accurate, however, Creative Property Co. will not be held liable regarding the accuracy, validity, or availability of any information expressed or implied. Accordingly, before taking any actions based on such information, we encourage you to consult with the appropriate professionals. Photos have been edited for marketing purposes.