

**101 Merewether Street, Merewether, NSW 2291**

Robinson

**Sold House**

Thursday, 25 January 2024

101 Merewether Street, Merewether, NSW 2291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 686 m2**

**Type: House**



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**\$2,650,000**

Positioned on a prime corner block with dual frontage to prized Janet Street, this character-filled home occupies a 686sqm landholding brimming with possibilities. Inside, discover a flexible split-level layout boasting two distinct living spaces, four generously sized bedrooms, and two well-appointed bathrooms – ideal for families of all sizes. A spacious 42sqm garage provides parking for two cars, and the versatile loft retreat is a game-changer, perfect for teenagers or as a tranquil, distraction-free workspace for those working from home. The potential here is expansive – renovate to your heart's content, add value, expand the property, introduce a pool or deck, or start fresh with a modern build (subject to council approval). Smart buyers might draw inspiration from the two separate duplex currently under construction on the opposite corners. Living near the beach offers the whole family a lifestyle filled with surf breaks, ocean baths, and a selection of seaside cafes and restaurants. The school run is a breeze, with Holy Family just a short 600m away, and local amenities such as an IGA, cafes, and a bottle shop a convenient 450m stroll down Llewellyn Street. - 15.24m frontage to Merewether Street, 46.48m to Janet Street (approx.) - Built 1924 with gorgeous original plaster ceilings, plate ledges and picture rails - Versatile floorplan offering up to four bedrooms, two separate living areas - Family bathroom with shower over bath, second shower and w/c in laundry - Air-conditioned living area opens to wrap-around decked verandah - Bright kitchen with electric cooking and dishwasher - Steel framed oversized double garage with upper-level loft retreat - Just 1200m from Merewether beach, 850m from Lingard Private Hospital, 600m to Holy Family primary school and a short stroll to Llewellyn Road shops