

10a Edward Street, Merewether, NSW 2291

SIMON WALL
PROPERTY

Duplex/Semi-detached For Sale

Thursday, 13 June 2024

10a Edward Street, Merewether, NSW 2291

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 252 m2

Type:

Duplex/Semi-detached



Simon Wall
0413424062



Amber Tanks
0412064792

Auction Guide \$950,000

This coastal-inspired, Torrens Title duplex is perfectly placed on the high side of the street and has been thoughtfully designed to absorb the spectacular ocean and coastline views. If you are looking for a well-maintained, low-maintenance residence to enjoy this enviable coastal lifestyle then this opportunity could be just the one you have been waiting for! From the moment you step inside and appreciate the 9-foot-high ceilings on offer, it is evident that this quality home has been immaculately maintained and is ready for the lucky new owners to simply move in and enjoy. The well-appointed and spacious kitchen is ideally placed for families who love to entertain and features gas-top cooking, quality appliances and an abundance of cupboard space. The open-plan living area bathes in natural sunlight and merges seamlessly with the outside entertaining veranda that spans across the entire width of the home. With these spectacular ocean views, sunrises and surrounding leafy vista you will be drawn to this space and no doubt enjoy coming home to appreciate all year round. There are also remote controlled blinds on the front verandah which helps create privacy and the sense that this space is another living area. Moving along the hallway to the rear of the home further illustrating the practical, yet flexible floorplan. Here you will find three bedrooms all with ceiling fans, two with floor to ceiling built in wardrobes, while the master bedroom enjoys an ensuite. The third bedroom space is currently being utilised as a home office and can be easily converted. The choice is yours. The main bathroom features a separate bath, shower and vanity. There is a separate WC. The laundry enjoys direct access outside. Opposite the laundry and in the middle of the home is a clever atrium area that is being utilized as clothes hanging space, while in summer has an awning sail that can be installed. If you are after a low maintenance and immaculately maintained home to reside within and enjoy this beautiful coastal lifestyle then this opportunity is well worth your attention. Located only minutes from The Junction Shopping precinct, Llewelyn St IGA and Merewether's world class coastline this opportunity ticks all the boxes. - Gas top cooking, gas Bayonet in the front lounge room - Oversized Double lockup garage with internal access - Mixed Australian Hardwood flooring throughout, carpeted bedrooms - Reverse cycle split air conditioning in both front and back living areas - Under-house storage beside the staircase and additional storage in the garage - 1.5km to The Junction Shopping precinct, Cafes and Restaurants - 2.1km to Merewether Beach, Merewether Surf house and Surf Club eateries - 5.6km to Westfield Kotara Shopping Centre or 6.5km to Charlestown Square - Land size 252sqm, Council Rates \$2,500 per annum, Water Rates \$915.73 per annum

Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.