

**11/32 Morgan Street, Merewether, NSW 2291**

daltonpartners

**Unit For Sale**

Tuesday, 5 March 2024

11/32 Morgan Street, Merewether, NSW 2291

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Alex OHara  
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**For Sale \$490,000 - \$530,000**

A superb first step into a premium suburb, this sunlit one-bedder offers a lifestyle of coastal and city convenience. Light, bright and located within a small complex, coming home to this city refuge is pure joy. The interior features an open plan design highlighted by a modernised kitchen and bathroom and a quietly offset bedroom offering a secluded sleeping space. A sunny balcony provides a peaceful outdoor area and an undercover car space is an unexpected bonus.

Representing a tremendous opportunity in a happening area, this apartment will win the hearts of new buyers and offers lock-and-leave convenience as the ultimate weekender. \* Bright and breezy one-bedroom apartment with dedicated car space \* Modern kitchen with breakfast bar, pantry and a dishwasher provision \* Open plan living features floor-to-ceiling windows and balcony access \* Generous bedroom featuring a mirrored built-in robe and ceiling fan\* Freshly presented shower bathroom; covered single car park \* Walk to The Junction for shopping or corner pubs for an easy meal \* 1200m to Merewether beach or baths for your morning laps or surf Council Rates: \$1,616 per annum approx Water Rates: \$788 per annum + water usage Strata Levies: \$1,153 per quarter approx Rental Potential: \$430 per week