

**15/11-17 Morgan Street, Merewether, NSW 2291**



**Apartment For Sale**

Friday, 31 May 2024

15/11-17 Morgan Street, Merewether, NSW 2291

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Preview

Experience the pleasure of a sun filled, beautifully positioned apartment. Located on the top (second) floor of a stairwell of 4 in this quiet well maintained complex. Perfectly designed for those looking to enter the coveted Merewether property market or enhance their investment portfolio, this apartment offers an exciting opportunity to enjoy an exceptional lifestyle. The astute owner has introduced the scandi style to this apartment minimal, clean and calming with stunning textured tiles in both the kitchen and bathroom. Plus a clever design around the apartment opening it up to offer an open floor plan, with plenty of storage and bench space. The vendor is mindful of our environment when renovating items where installed such as cork tiles, double glazed sliding door, double layer blinds. This makes this home very eco friendly and temperature cost effect on heating and cooling.

- Second floor apartment in a stairwell of 4 apartments
- Bright open plan living/dining with a/c and seamless access to outdoors
- Newly double glazed stacking sliding door
- Double layer blinds on all windows
- 3.2m x 2m balcony with leafy surrounds
- Flooring is Readycork Ambient by Premium Floor
- Beautiful renovated kitchen with new appliance including dishwasher, induction stove top
- Both bedrooms fitted with built-in robes, master with ceiling fan
- Stylish bathroom with floor to ceiling tiles, plus a gorgeous Italian feature tile
- Cleverly designed laundry in bathroom
- Kaba digital lock front door
- Carbine mechanical lock garage door
- Remote single garage with laundry - which has been made into a storage room
- Number 22 bus stop on Morgan Street for easy trip to Charlestown and Newcastle West
- 550mtrs Llewellyn Street shops & cafes, 500mtrs to The Junction, 1.5mtrs to Merewether Beach & 1 minute walk to Prince Hotel
- Shared herb garden and locally-sourced native garden beds downstairs

Whether you prefer the comfort of home or the excitement of exploring the vibrant surroundings, this location promises a lifestyle that is truly prized.

- Strata Rates: \$750 per quarter
- Council Rates: \$412 per quarter
- Rental Appraisal: \$590 - \$620 per week