

15/22 Patrick Street, Merewether, NSW 2291

Robinson

Sold Townhouse

Tuesday, 5 March 2024

15/22 Patrick Street, Merewether, NSW 2291

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



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Tucked away in the rear of the prime Bar Beach Mews complex, this townhouse is a hidden gem waiting to impress. It's all about peace and privacy here, and the cherry on top is a sprawling northeast facing garden that feels like your own slice of paradise, complete with swaying palm trees and a lush green backdrop that attracts a symphony of birdlife. Step onto the timber deck with its electric awning and built-in barbecue – your go-to spot for hosting gatherings with loved ones. Inside, the contemporary new kitchen steals the show with its modern flair, boasting a butler's pantry and plenty of space for both prep and storage. Glass sliding doors seamlessly connect the indoor and outdoor spaces, perfect for entertaining. Relax in the separate lounge and dining rooms, then head upstairs to discover three bedrooms and a full-size bathroom. The master bedroom is a haven in itself, featuring a balcony and an impressively large walk-in robe that could easily be transformed into a luxurious ensuite if desired. Pull down the attic ladder for additional storage space and revel in the convenience of a double garage. And let's not forget about the location – Empire Park and Bar Beach are just a stone's throw away, while your favourite coffee and breakie spot, Akuna, is right at your doorstep. For surfers and swimmers, the proximity to the ocean is a dream come true. And when you're in the mood for some urban exploration, The Junction precinct and Darby Street are nearby, offering a plethora of dining and shopping options. And the best part? It's a ready-made haven-all you have to do is move in, with the option to negotiate for the available furniture.

- End of row townhouse privately nestled behind front courtyard
- Lounge room with bamboo floors, freshly painted throughout
- Open plan dining/kitchen, recently renovated by Merino Joinery, featuring integrated Ilve dishwasher, induction cooktop, electric oven, integrated fridge, butler's pantry
- Two of the three bedrooms are fitted with robes and open to a balcony
- Skylit full size bathroom with bath and shower, guest powder room
- Double auto garage with plenty of storage space; valuable attic storage too
- Garden paradise with prized NE aspect, deck and built-in barbecue
- Stroll to shops, schools, eateries, beaches and parkland