

**166 National Park Street, Merewether, NSW 2291**



**House For Sale**

Friday, 12 April 2024

166 National Park Street, Merewether, NSW 2291

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 671 m2**

**Type: House**



Lyndall Allan  
0439761123



Tahnee Burke  
0432333753

## **Auction Guide \$2,200,000 - \$2,400,000**

Auction Location: In Room Step into this weatherboard gem that effortlessly holds onto its genuine period charm with its freshly polished timber floors and 3.2m high ornate ceilings. An updated façade flaunting a soaring cathedral roofed entrance gives this home immense street appeal while the addition of a new alfresco entertaining deck, and double garage plus self-contained accommodation elevates this home's functionality to new heights. Offering versatility in spades, the home's floorplan comprises a spacious and light-filled open plan living and dining area anchoring four bedrooms plus a study, and two bathrooms. A previous extension has added an open plan family and kitchen space. Fresh décor enhances the move-in ready appeal, while there is some scope for you to add your own style and touches with further updates if you wish. The two year old granny flat is a real showstopper. Fully self-contained and separately metered for gas, electricity, and water, it features an air-conditioned living area, a contemporary stone kitchen with gas stove and dishwasher, a large bedroom with a walk-in robe, and a stunning bathroom/laundry combo. It even has its own deck and garden. Imagine the possibilities here – a private space for your ageing parents or grown children, a quiet area to run your business, or even as an income generator through Airbnb or long-term rental – the choice is yours! Nestled within a close-knit network of families and professionals, the positioning of this property perfectly blends with a laid-back way of life that will captivate many. Stroll across the road to The Prince or Mary Ellen for a relaxed meal or a casual drink with friends. Walk to the beach for a surf or swim in under 10 minutes or The Junctions supermarket, trendy boutiques, cafes and tavern – everything you need is close at hand promising a brilliant lifestyle. - 671sqm block captures cooling nor-easterly breezes- Ducted a/c, split system to family room and granny flat- Plantation shutters- Double garage with workshop area- Landscaped, fully fenced gardens- In catchment zone for sought-after Hamilton South Public School

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.