

17 Livingstone Street, Merewether, NSW 2291

Sold House

Friday, 29 September 2023

17 Livingstone Street, Merewether, NSW 2291

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 505 m2

Type: House



Paula Ashcroft
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Contact agent

In an exclusive enclave embracing a backdrop of the endless Pacific Ocean, this stunning dual level home is your pathway to a coveted coastal lifestyle. Whether catching a wave, strolling the shoreline, enjoying your morning coffee at Sunnyboy Kiosk, or watching whales migrating from your front verandah, this address delivers a barefoot seaside lifestyle that's hard to beat. Epitomising a modern beach house aesthetic, this residence is a symphony of light, space and contemporary style. Resting upon a 505.5sqm block footsteps from Dixon Park and its namesake beach, sunshine illuminates the interiors, creating an aura of freshness and vitality. At the rear, the home is seamlessly designed to embrace a balmy indoor-outdoor lifestyle, with a spacious rumpus flowing freely onto the alfresco entertaining area, landscaped gardens with sunken trampoline, and a self-cleaning heated pool. Upstairs, the open plan living area is a showstopper in every sense. Capped by a 3.5m raked ceiling, it makes an unforgettable first impression with its new timber flooring, cosy gas fireplace and Miele appointed island kitchen, along with the verandah to relax and take in those ocean views, and the NYE fireworks. The luxury of space continues with a custom-fitted two person home office, and a multi-purpose room currently utilised as home gym. Additionally, five bedrooms and four bathrooms beckon across two levels, with the master suite a statement of sophistication, accentuated by a walk-in robe, ensuite and verandah access. Positioned just 200m from the beach and a short walk away from parks, coffee shops, dining spots, and boutique stores at both Darby Street and The Junction, your family will have a blast living here. - Circa 2009 dual level custom built home with pedestrian access to Hilda Street at rear- Double auto garage with internal access, workshop, mezzanine storage, bike racks- Ground floor guest bedroom with walk-in robe, ensuite and access to front courtyard- Ground floor bathroom has separate access, ideal for beachgoers- Rumpus with 63" TV and speakers opens to alfresco entertaining area with BBQ kitchen - Heated saltwater pool with water feature, outdoor hot and cold shower- Expansive living/dining area upstairs with 3.5m raked ceilings & new spotted gum floors- 3.6m island kitchen with Miele induction cooktop, pyrolytic oven, combi-microwave oven, warming drawer and integrated dishwasher- Bi-fold doors open to an expansive verandah with views across to the ocean- Plush new carpet to all four bedrooms upstairs, repainted inside and out- Gas outlets for barbecue in garden and verandah- Ducted air/conditioning and a gas fire in each of the living areas- 20 solar electricity panels with 5kW battery- Eufy home security cameras- 500m to The Junction schools, shops and dining

OUTGOINGSCouncil rates: \$6,478.61 approx. per annumWater rates: \$923.25 approx. per annum***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.