

2/35 Merewether Street, Merewether, NSW 2291

Unit For Sale

Friday, 19 April 2024

2/35 Merewether Street, Merewether, NSW 2291

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 99 m2

Type: Unit



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\$700,000 Friendly Auction

Positioned bang in the middle of Merewether so that beach days, shopping, dining, and even a night at a craft beer brewery are all effortless, this is easy-breezy apartment living at its cruisy best. A previous quality renovation gives this two-bedder a modern edge, and the bright open plan layout feels spacious and airy. Enjoy the benefits of a home that comes with a sunny balcony, full-size bathroom with bathtub and shower for the ultimate in relaxation, and the convenience your own internal laundry. Simply move in, unpack, and add your own touches. Leave the car parked in your single garage, swing your towel over your shoulder and wander to Dixon Park beach or Merewether beach in just 10 minutes. Grab your coffee on the way at Sunnyboy Kiosk or Blue Door, and as day drifts into night, head to The Junction, Beach Hotel, or Modus Brewery for a drink or dinner with friends. Staff at nearby Lingard Private Hospital will also love the 170m stroll to work. **??**Boutique complex of just 14 homes, central to beautiful beaches and The Junction**??**Spacious open plan design with tiled floors and access to sunny balcony**??**Modern kitchen with ceramic hob, under bench oven, dishwasher, plenty of storage**??**Two carpeted bedrooms main with mirrored robe**??**Fully tiled modern bathroom with bathtub and shower**??**Internal laundry plus single lock-up garage**??**10 minute stroll to Merewether or Dixon Park beaches for surfing and swimming **??**550m to schools, shops and dining at The JunctionInternal Living Area: 85m²External Living Area: 4m²Total Living Area: 89m²Outgoings:Strata Rates: \$1,440 approx. per quarterExpected Rental Income: \$650 - \$800 Per Week.This property is being sold under the Friendly Auction System.An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction.Flexible deposit and settlement conditions are also available by negotiation with the agent if required.Offerers can also be made prior to auction and each offer will be assessed on its merits.Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.