

**2/5-7 Hall Street, Merewether, NSW 2291**

mavis.

**Sold Townhouse**

Friday, 19 January 2024

2/5-7 Hall Street, Merewether, NSW 2291

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 207 m2**

**Type: Townhouse**



Mathew Iuliano  
0422855700



Brooke Iuliano  
0468956255

**\$995,000**

Auction Location: On Site With its oversized double garage, large storeroom/laundry and three bedroom, two bathroom design, this split level residence has a vibe that's more family home than townhouse. It also features a rear deck for alfresco entertaining and a sun-kissed balcony upstairs, the perfect spot to relax and enjoy the sea breeze. Inside, an open-plan layout awaits, complete with a study nook for those "work from home" kind of days. The kitchen with electric cooking and a handy servery, oversees the entire scene. A tightly held investment with a solid rental history and a tenant who would love to stay makes this an enticing prospect or move in yourself and add value with your own style and touches. Just a breezy 10-minute stroll away lies Merewether's world-famous surf beach and those iconic ocean baths. Beyond the shore, a vibrant tapestry of seaside bars and dining spots awaits. The popular Convoy Commune café is practically neighbours, and the lively Llewellyn Street hub, a mere 200m away, has you covered for groceries, take-out delights, and even a convenient drive-through bottle shop.- Boutique setting in row of just five northeast facing townhomes- Double garage and large storeroom/laundry on ground floor- Split level upper floors featuring open plan living with study nook and private deck- Kitchen with electric cooktop, oven, dishwasher and servery- All three bedrooms with built-in robes and ceiling fans, two open to balcony- Main bathroom with bath, shower and separate w/c, master ensuite- 10 minute stroll to Merewether Beach- 15 minute stroll to The Junction precincts schools, shops and dining- Available with vacant possession or happy tenant, currently returning \$750pwDisclaimer: 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.