

2/80 Morgan Street, Merewether, NSW 2291

daltonpartners

Villa For Sale

Wednesday, 17 January 2024

2/80 Morgan Street, Merewether, NSW 2291

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Andrew McGavin
0413209505

For Sale Price Guide \$1,195,000

Beautifully presented brick and tile villa with a perfect north facing aspect, offers an appealing combination of effortless single level living and smart modern style. The excellent floorplan delivers welcoming living and dining spaces highlighted by a liberally sized kitchen, three bedrooms, main with ensuite plus an additional bathroom with bathtub and shower. An automatic double garage with internal access makes it a widely appealing prospect for investors, professional couples or a clever retirement option.* Easy care single level villa in sought after coastal position* Air-conditioned living spaces, separate lounge and dining* Modern kitchen is liberally sized and well appointed* Three generous bedrooms, master with ensuite and walk in robe* Second bathroom with shower and bathtub* Automatic double garage with convenient internal access* Private secure courtyard with covered alfresco zone* Stroll to Merewether beach, local shops and The Junction village* Meticulously maintained, presents in excellent location* Presently rented at \$640 per week. Lease expires 24-11-2024 Council Rates: \$2,500 PA approx Water Rates: \$951 + Usage PA approx Strata Levies: \$1,139 PQ approx Rental: \$640 PW approx