

22 Pell Street, Merewether, NSW 2291

Robinson

House For Sale

Wednesday, 3 April 2024

22 Pell Street, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 478 m2

Type: House



Michael Flook
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Auction 4th May @ 10.30am

Picture yourself enjoying a vibrant beachside lifestyle, in a classic coastal home renovated for effortless family living. Welcome to 22 Pell Street, a leisurely five-minute stroll from the sand and surf. Here, every day feels like a seaside getaway, with ocean breezes, the sound of waves on a calm day, and endless opportunities for beachside fun, ocean dips, and seaside dining. Step inside to discover a modernised open floorplan boasting 10ft ceilings and original timber flooring, complemented by ducted air-conditioning for year-round comfort. The heart of the home, an island kitchen, exudes French provincial style charm with its Falcon gas range, shaker cabinetry, and Butler sink. Three carpeted bedrooms with built-in robes are serviced by a fully tiled shower bathroom. Outside, lush gardens offer a buffalo lawn for kids' playtime, a covered deck primed for entertaining, and a fully integrated BBQ area for hassle-free outdoor cooking. Plus, a separate studio retreat with its own bathroom and air conditioning adds that versatile extra space you've been craving – ideal for teens, a home office, or occasional guests. Parking is a breeze with a carport, oversized single garage, and room for two more cars off-street. And the best part? There's no to-do list here – everything's been taken care of. But if more space is on your mind, imagine the potential of adding a second storey, promising soothing ocean views (STCA). Join the thriving coastal community of Merewether, coveted by many for its proximity to beautiful beaches and Ocean Baths. Indulge in seaside dining at hotspots like The Beach Hotel and Merewether Surf House. With easy access to public and school bus routes, as well as everyday essentials on Llewellyn Street, this is coastal living at its finest – and it's waiting for you.

- Fully fenced and landscaped 478sqm block
- Custom plantation shutters throughout
- Zoned ducted a/c, split system in retreat, insulated under floor for extra comfort
- Open plan living, island kitchen with 900mm gas range, dishwasher, plenty of storage
- All three bedrooms feature built-in robes, modern ceiling fans and carpet underfoot
- Fully tiled main bathroom with Caesarstone vanity, frameless glass shower, separate w.c
- Studio retreat offering second bathroom, with laundry and plenty of additional storage
- Spacious under house storage and garage with under cover carport for additional cars
- 160m to Holy Family Primary, 1km to The Junction Public School