

27 Janet Street, Merewether, NSW 2291



House For Sale

Friday, 14 June 2024

27 Janet Street, Merewether, NSW 2291

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 695 m2

Type: House



Anne Alexander
0249261188



Peter Aloupis
0249261188

Auction

If these walls could talk, they'd tell stories that stretch back over a century. Cherished by the same family since 1922, it's time for a new generation to start a legacy in this beachside setting. Nestled in a peaceful position, it's a prized location – and for good reason. The Merewether Ocean Baths are practically at the end of the street and it's an easy stroll to meet friends for dinner or drinks at Merewether Surfhouse or the beautifully renovated Beach Hotel. Currently, a character-rich cottage sits on the approximately 695.55m² block and overlooks a wide street frontage. Ripe for renovation but totally liveable now, roll up your sleeves and breathe new life into this beauty. Features include three bedrooms, a study, sunroom and modernised bathroom with separate toilet, complemented by a lounge room with fireplace and ornate ceiling. A functional kitchen adjoins the dining area, with a north-facing deck and backyard capturing beautiful sunshine. Surrounded by lovely homes, it's a short walk from the local IGA, cafes, sporting amenities and Holy Family Primary School is only about 110m away. Junction Fair and Junction Village shops, eateries and entertainment beckon within approx. 1.5km, while the natural greenery of Glenrock Reserve and the bustling Newcastle CBD beckon in approx. 3.5km. Opportunities like this do not last long. Secure your entry into a coveted beach enclave – inspect today!

Property Specifications:

- Character-rich cottage held by the same family for over a century
- 695.55m² allotment with wide street frontage
- Outstanding beachside location, short walk to Merewether Ocean Baths
- Ripe for renovation, featuring 3-beds, 1-bath, study, sunroom, kitchen, dining area and lounge room
- Traditional touches include ornate ceilings, leadlight glass and picture rails
- North-facing deck and backyard captures beautiful sunshine
- Detached double garage with two additional off street car spaces in front
- Walk to Holy Family Primary School (110m), Beach Hotel (450m), Merewether Surf House (750m)
- Approx 1.5km to Junction Fair and Junction Village
- Approx 3.5km to Glenrock Reserve or the Newcastle CBD
- Council Rates: approx. \$4,566 p.a.
- Water Rates: approx. \$916 p.a.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.