

**29 Cram Street, Merewether, NSW 2291**

daltonpartners

**Sold House**

Wednesday, 31 January 2024

29 Cram Street, Merewether, NSW 2291

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 587 m2**

**Type: House**



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**\$2,300,000**

Evoking a sense of timeless style, this beautiful Federation-era home is an excellent buying opportunity within Newcastle's premier suburb. Stunning from the street with its classic charm occupying a corner parcel, a step inside reveals a modern home featuring a Caesarstone kitchen, a formal lounge with French doors to a return verandah, three bedrooms, an office, and two bathrooms, including a master ensuite. Polished timber flooring grounds the home, and in recent years a concrete inground pool and covered alfresco setting have been added to enhance the backyard. Location-wise, there's everything to love. Step out the front gate and stroll to The Junction Fair, buzzing cafes, bespoke shopping, and a choice of iconic corner pubs. \* Beautiful street appeal in a location for the lifestyle-conscious \* Rear family room features glass sliders to the alfresco area and pool \* Louvered windows in the family room allow great cross-flow ventilation \* Prized gas cooktop and stainless steel appliances appoint the kitchen \* Main bedroom with ensuite and WIR, BIRs to bedrooms two and three \* Ducted AC, security system, fully fenced block to enhance safety\* Double garage plus two off-street parks, accessed via a remote control gate \* Gleaming summer-ready pool - solar heated and salt water chlorinated \* Stroll to Hamilton South Primary and Newcastle Grammar School \* Walking distance to Bathers Way and a choice of local beaches\* Agent Declares InterestCouncil Rates: \$3,660 PA approxWater Rates: \$908 + Usage PA approxRental Potential: \$1,000 PW approx