

3/63 Mitchell Street, Merewether, NSW 2291

Street Property.

Sold Townhouse

Friday, 29 September 2023

3/63 Mitchell Street, Merewether, NSW 2291

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 244 m2

Type: Townhouse



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\$1,470,000

Nestled in the heart of seaside Merewether, mere moments from the beach, awaits a haven of modern style. This meticulously renovated freestanding townhouse beckons with an air of sophistication, boasting a contemporary new kitchen, two pristine new bathrooms, and a seamless blend of updated flooring and decor. Positioned at the elevated rear of the complex of just four, this residence basks in inviting northerly light, with views stretching from east to west embracing the city lights and magical sunsets. Your journey begins through the secure gate on Mitchell Street, or you may arrive by car through the private entrance on Bank Street to your double garage. The spacious, ground floor offers two separate living areas, one opening to the north facing circular balcony, the rear connecting to a private courtyard offering you two separate spots for alfresco entertaining. The kitchen takes centre stage, adorned with elegant stone countertops and top-tier appliances. Venturing upstairs, three bedrooms await, thoughtfully arranged around the renovated family bathroom. The spacious master suite indulges with a walk-in robe and a chic new shower ensuite. Step onto the balcony and soak in the picturesque district and city views. Just 700m to the beach, life here is easy, breezy, and super convenient. Take a quick dip in the ocean before work or grab your morning coffee from Commune Convoy. And when the day is done, head to one of the local hot spots like the Prince or Burwood Hotel for a drink or dinner with friends.

- Fully renovated freestanding townhouse in collection of just four - Bright and spacious open plan living with new vinyl plank flooring and crisp decor - Caesarstone kitchen with Smeg dishwasher, gas cooktop and electric oven - Lower ground floor delivers internal access from double garage - Relax or entertain alfresco on spacious courtyard or circular balcony - Air-conditioned master bedroom with balcony, walk-in robe and ensuite - Main bathroom with back to wall back, large shower, separate w/c - Just 700m to the Merewether beachfront and iconic ocean baths - Stroll to Llewellyn Street for the local IGA, cafes and bottle shop - 500m - Lingard Hospital, 1km - The Junction shops, eateries and popular schools

Potential Rental Return: *\$850 - \$900 per week
Council Rates: *\$1,961 pa
Water Rates: *\$804 pa + usage
Strata Levies: *\$3,883 pa
*Approximates only

Auction on site Saturday 28th October at 10:30am (if not sold prior).

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