

**3/63 Selwyn Street, Merewether, NSW 2291**

Robinson

**Unit For Sale**

Friday, 19 January 2024

3/63 Selwyn Street, Merewether, NSW 2291

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 78 m2**

**Type: Unit**



Michael Flook  
0438770426



Elissa McGovern  
0403049619

## Guide \$820,000-\$865,000

Come home to a peaceful and private haven in this two bedroom townhouse that requires minimal upkeep leaving you more time to enjoy everything that Merewether is loved for. Set in a complex of just four homes, you'll find floating floors and air-conditioning downstairs, and plush new carpet and additional a/c upstairs delivering comfort in spades. The practical floorplan has the lounge room on entry flowing into kitchen/dining and outdoors to a deck and pebbled courtyard for alfresco enjoyment. Internal access from the single garage, plus a powder room adds to the convenience while the sleeping quarters and full-size bathroom enjoy the privacy of the upper level. The maintenance-free deck off the main bedroom is the perfect spot to relax and unwind, perhaps read a book, or enjoy your morning cuppa. The home has been well-kept however, you have the choice of making some small updates to add your own sense of style. Beyond the bounds of this peaceful abode lies a neighbourhood that caters to every facet of your lifestyle. Within a mere five minutes, you can find yourself surfing or swimming at Merewether Beach and ocean baths or embarking on adventures at nearby Glenrock State Conservation Area. Head to The Junction and indulge in coffee, lunch, and shopping, and when the day draws to a close, unwind at local hotspots like the Prince or Burwood Hotel.

Brick townhouse in boutique complex of just four homes  
Neutral décor and updated carpet to staircase and sleeping quarters  
Kitchen appointed with new electric stove and dishwasher  
Single garage with convenient internal access into home  
Split system a/c to living area and both bedrooms  
Bathroom with bathtub and shower, ground floor powder room  
900m to Llewellyn Street shops and eateries or wander to The Junction precinct  
5 minute drive to Merewether Beach, ocean baths and the buzzing Beach Hotel