

**3 Barr Street, Merewether, NSW 2291**

**House For Sale**

Friday, 12 April 2024



3 Barr Street, Merewether, NSW 2291

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 221 m2**

**Type: House**



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## Auction Guide \$2,100,000

Online Timed Auction Ending 1pm 16th May (unless sold prior) Ready to join the fortunate few who call Newcastle's most sought after coastal pocket home? Completed in 2022, this as-new residence fuses functionality with classic and contemporary flair. Downstairs, a sleek kitchen commands immediate attention, outfitted with Miele appliances and a walk-in pantry. A family and dining area sits adjacent before flowing onto an alfresco deck, encouraging seamless indoor-outdoor living and entertaining. A second cosy living area awaits downstairs, along with a master suite with a walk-in robe and elegant ensuite. The second bedroom is serviced by a modern main bathroom, with the versatile floor plan cleverly designed to include a private studio upstairs. Equipped with a walk-in robe, ensuite and kitchenette, it's an ideal second master suite, guest or au pair suite. Situated in a prestigious pocket, the perfect lifestyle is yours to enjoy. Merewether and Dixon Park beaches are moments away, along with multiple parks, sporting amenities and schools. You can even leave the car at home and stroll to Junction Fair, Junction Village, and Darby St for your fix of cosmopolitan cuisine or boutique shopping. Property Specifications: - As new residence, beautifully blending classic and contemporary flair - Completed in 2022 to boast a versatile floorplan - Sleek kitchen featuring Miele appliances and a walk-in pantry - Kitchen connects with the open plan family and dining area, crowned by a soaring raked ceiling - Seamless indoor-outdoor flow between kitchen/living/dining and the alfresco deck, separate lounge room - Two ground floor bedrooms, including a master suite with walk-in robe and ensuite - Second master suite upstairs, with walk-in robe, ensuite and kitchenette - Modern main bathroom features a freestanding bath - Alfresco entertaining deck, European laundry, oversized single garage - Extra driveway parking for one car behind an electronic gate - Ducted air-conditioning, security alarm + CCTV camera - Ceiling fans in all bedrooms, heated towel rails in all bathrooms - 550m to Junction Fair, 700m to Junction Village, 1.1km to Darby St eateries and boutiques. Walking distance to multiple parks, sporting amenities and schools 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 investigation