

# 3 Lockyer Street, Merewether, NSW 2291

## House For Sale

Thursday, 16 November 2023

3 Lockyer Street, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 779 m2

Type: House



Chasse Ede  
0240814702



Nathan Hunter  
0249260600

## \$1,850,000 - Friendly Auction

Discover a timeless 1940s gem, where architectural brilliance meets serene living. Bathed in natural light, this private sanctuary boasts soaring cathedral ceilings and a north-facing aspect. Original period features seamlessly blend with contemporary additions, creating a soul-soothing retreat. The heart of the home is a large kitchen with a central island that beckons gatherings. This family hub connects seamlessly to multiple alfresco spaces for indoor/outdoor living including a north facing deck, terraced backyard, and paved patio. The private master bedroom features an ensuite, walk-in robe, and an adjoining retreat – a perfect zone for parents or brilliant as a home office, gym or perhaps a TV room for the kids, the choice is yours! With four bedrooms, three bathrooms, and a double garage plus extra driveway parking, this residence offers a complete package. Step into tranquillity, where every detail contributes to an unparalleled sense of well-being – not just a house, but an invitation to a beautifully lived life. Minutes from the beach, city, and The Junctions shops and eateries, this residence enriches every facet of your family's lifestyle. With a bus stop at the door and proximity to parks, schools, and the Merewether Golf Course, this is the perfect place to call home.

North facing 788sqm block  
Open plan living and dining space with cathedral ceiling, A/C, ceiling fan  
Versatile extra living/relaxation space/office adjoins main bedroom  
Spotted gum flooring, western red cedar doors and windows  
Caesarstone island kitchen with Smeg dishwasher, 6-burner gas cooker, great storage and plumbing for fridge  
Air-conditioned master bedroom with skylit ensuite, and walk-in robe  
Three additional robed bedrooms served by a 2nd bathroom; 3rd bathroom off laundry  
500m stroll to Merewether Public School, 1300m to St Columba's Primary  
Central to The Junction, Westfield Kotara, Merewether beach and ocean baths

Dimensions: Internal Living Area: 221m<sup>2</sup> External Living Area: 32m<sup>2</sup> Total Living Area: 253m<sup>2</sup> Outgoings: Council Rates: \$3,064 approx. per annum Water Rates: \$858.51 approx. per annum Expected Rental Income: \$1,500 - \$1,650 per week

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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