

31 Ranclaud Street, Merewether, NSW 2291

House For Sale

Saturday, 24 February 2024

31 Ranclaud Street, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 695 m2

Type: House



Chasse Ede
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Nathan Hunter
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\$2,900,000 Friendly Auction

Auction Location: Novotel Newcastle Beach | 5 King Street, Newcastle NSW 2300 Inspection by Registration Brilliantly located a barefoot 250m stroll to Merewether Beach, this four bedroom home radiates appeal. With spacious interiors flowing seamlessly from front to back, you'll find yourself spoiled for choice with multiple living areas to kick back and relax in. A large, air-conditioned attic space is perfect for whatever your heart desires – a home office, kids' games' room or hobby space. With four family-sized bedrooms, including a master with its own walk-in robe and ensuite, there's no shortage of space for everyone to claim their own slice of this home. With a double lock-up garage, ample driveway parking, and a fully fenced rear yard, you'll have plenty of room for all your toys and tools. More than comfortable for today, this home presents itself as an ideal blank canvas, offering endless possibilities for renovation or rebuild befitting its prized beachside location (STCA). Whether you're craving a laid-back drink and a bite to eat at the revamped Beach Hotel or fancy sipping cocktails with a view at The Surfhouse, you'll never be short of options for wining and dining. And with the ocean baths just a stone's throw away, you can squeeze in a refreshing swim before work or a leisurely sunset stroll along the coast.

- Master bedroom with walk-in robe and private ensuite
- Three further bedrooms two of which have built-in robes
- Family bathroom with bath, separate shower, vanity and w/c
- Formal living and dining with French doors opening to the covered wrap-around verandah
- Meals and family area to the rear flowing out to the covered deck and fenced back yard
- Neat and tidy kitchen with dishwasher, good fridge space and ample storage
- Additional air-conditioned attic flex space to use for whatever you like
- Double lock up remote entry garage with multiple car spaces in front on the driveway

300m to Holy Family Primary, 1km to The Junction Public School, 2.5km to Newcastle High

Outgoings: Council Rates: \$1,398 approx. per annum
Water Rates: \$858.51 approx. per annum
Expected Rental Income: \$1110 - \$1210 per week

This property is being sold under the Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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