

33 Patrick Street, Merewether, NSW 2291



House For Sale

Thursday, 8 February 2024

33 Patrick Street, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 260 m2

Type: House



George Rafty
0412689809



Liliana Innocente
0401280576

Auction - Guide \$2,100,000 - \$2,300,000

Experience the ultimate beachside lifestyle with this impeccably designed dual-level residence, where weekend home maintenance becomes a thing of the past. Perfectly suited for growing families who love to surf, swim, or dine out, this architecturally crafted residence seamlessly blends functionality with deceptively spacious interiors. Boasting a cleverly designed layout, this home features two distinct living areas and secluded alfresco spaces, all within a short stroll from the beach. The well-appointed Miele and granite kitchen, louvered windows inviting in the refreshing sea breeze, and the exceptional four-bedroom plus study accommodation showcase the home's quality craftsmanship. Located mere moments from Empire Park and Bar Beach, and with Akuna - your go-to coffee and breakfast spot - right at your doorstep, convenience is at your fingertips. Proximity to the ocean is a dream, while nearby The Junction precinct and Darby Street are teeming with diverse dining and shopping experiences.- c.2005 high quality brick and tile home on exceptionally low maintenance block- Open plan layout with distinct lounge and dining spaces; huge upper level rumpus offers floorplan flexibility to create an extra bedroom and ensuite- Kitchen with electric cooktop, integrated dishwasher and appliance cupboard- Seamless alfresco flow to all-weather outdoor entertaining and hot and cold shower- Family bathroom with spa bath; master ensuite with double shower; powder room- A mix of Brushbox and tiled floors with carpet to bedrooms and study- Ducted air-conditioning and a Jetmaster fireplace provides seasonal comfort- Double garage and solar rooftop system- Tucked between the ocean and The Junction precinct's vibrant café and shopping strip as well as an easy stroll to Darby Street, Empire Park and the area's popular schoolsDisclaimer: 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 investigations.