

**35 Watkins Street, Merewether, NSW 2291**



**House For Sale**

Monday, 8 January 2024

35 Watkins Street, Merewether, NSW 2291

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 614 m2**

**Type: House**



Mel Payne

0429693287

## Auction

Welcome to an unparalleled opportunity in the heart of Merewether, where prime real estate meets coastal elegance. Embracing over 70 years of family heritage, this property stands as a testament to time, offering an exceptional chance to elevate its value through renovation or a complete rebuild. Nestled in Newcastle's most coveted suburb, this expansive 614sqm level block is a canvas awaiting your vision. Surrounded by esteemed residences, it beckons with endless possibilities. Original features grace the property, highlighting its character and potential. With four bedrooms, a functional kitchen, a tidy bathroom, and two separate living rooms, the option for a fifth bedroom conversion is easily within reach via the second living area. Experience the epitome of comfort with Daikin ducted air conditioning throughout, ensuring year-round tranquillity. Yet, it's the lifestyle that truly sets this property apart. Picture yourself indulging in the ultimate coastal experience mere steps away. Start your mornings with a delightful coffee and açai bowl from the renowned Akuna café, just a quick 350 meters stroll. The golden sands of Dixon Park Beach beckon a mere 600 meters away, offering a daily retreat at your convenience. For leisurely pursuits, Bar Beach Bowling Club, a mere 650 meters away, promises the ultimate in relaxation and community engagement. This is a rare opportunity, a treasure trove awaiting one astute buyer to unlock its full potential. Seize the chance to embrace the coastal lifestyle and reap the abundant rewards this parcel of land has to offer. Don't miss your shot at owning a slice of Merewether's prestigious locale—a chance that comes once in a lifetime. Contact me today to explore this remarkable offering and pave the way to your dream coastal haven.