

# 35 Winsor Street, Merewether, NSW 2291

## House For Sale

Thursday, 18 April 2024

35 Winsor Street, Merewether, NSW 2291

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 348 m2

Type: House



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## Price Guide on Request

Step into your own coastal oasis that effortlessly combines quality, style, and seamless indoor/outdoor living, inviting you to unwind or entertain amidst the northern sun and poolside atmosphere. Tucked away in absolute privacy, the alfresco terrace sets the scene for unforgettable moments with family and friends. Designed with the modern family in mind, this spacious two-storey abode boasts five bedrooms, three bathrooms, and versatile living spaces that adapt to your every need. The ground floor's open plan layout flows effortlessly to the pool terrace, perfect for hosting gatherings that linger long into the night. A thoughtfully placed guest bedroom and bathroom offer a welcoming retreat, while upstairs, the luxurious master suite promises perfect relaxation with its walk-through robe, spa-like ensuite, and private balcony sanctuary. From the meticulously chosen Laura Ashley wallpaper to the custom window furnishings, every detail of this home exudes charm and comfort. Stay cosy year-round with ducted air conditioning and keep costs in check with 5kW of solar panels. Plus, with a spacious double car garage, practicality meets luxury at every turn. Little more than 1km away lies a world of sun, sea and sand where Merewether's famous surf beach and the iconic ocean baths beckon you to dive in, and the seaside bars and dining establishments promise a night to remember. Take a left turn and let your feet lead you to the bustling hub of Llewellyn Street, where you'll find an IGA, BWS and a choice of eateries, or head to The Junction precinct's dining, boutiques and sought-after schools. With all this just a stone's throw away and a stunning residence to come home to, imagine the endless possibilities for an exciting and fulfilling lifestyle.

- Striking c.2013 custom built home on north facing 347.8sqm block
- Open plan living/dining with chestnut floors and seamless access to pool deck
- Upper-level family room with kitchenette connects to north facing balcony
- Upgraded island kitchen with stone benches, gas cooktop, pyrolytic oven, integrated dishwasher
- All three bathrooms with floor-to-ceiling tiling and in-wall w/c; freestanding tub in family bathroom
- Saltwater pool with water feature and outdoor shower
- 1km to The Junction Public School and St Joseph's Primary

Outgoings: Council Rates: \$3,385.88 approx. per annum Water Rates: \$915.72 approx. per annum

\*\*\*Inspections via Appointment\*\*\*

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