

37 Caldwell Street, Merewether, NSW 2291

Sold House

Friday, 3 November 2023

37 Caldwell Street, Merewether, NSW 2291

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 542 m2

Type: House



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Contact agent

Meticulously crafted to embody the relaxed yet sophisticated vibe of its sought-after Merewether setting, this visually striking dual level home is exceptional in every way. The clever design optimises natural light and cooling sea breezes with the main open plan living area gliding seamlessly to a northeast facing deck and pool. Perfect for casual alfresco dining or playing host to gatherings, this property seamlessly integrates indoor and outdoor living, creating an ideal haven for both relaxation and entertainment. Your family will absolutely love making this place home. Boasting an extensive array of features, it caters to your every need and desire. Inside, a media room, and a third living area upstairs await, providing the perfect retreat for entertainment or relaxation. The heart of the home lies in the stunning island kitchen, complemented by an equally impressive outdoor kitchen—ideal for culinary enthusiasts and al fresco dining lovers alike. Need a quiet workspace? Discover the convenience of a private home office. With five robed bedrooms and three and a half bathrooms, this property not only meets but exceeds the expectations of a modern, dynamic lifestyle. It's not just a home; it's a haven designed for a life well-lived. Placed on a manicured 542sqm block with an oversized double garage plus extra parking on the driveway, this property holds pride of place in Newcastle's most desirable lifestyle playground. Just a short 10-minute stroll away lies Merewether's famous surf beach and the iconic ocean baths as well as seaside bars and dining establishments. Just 300m away you'll find the bustling hub of Llewellyn Street, where there's an IGA, BWS and a choice of eateries, or head a little further to The Junctions eateries, boutiques and sought-after schools.

- Easy on maintenance featuring Cemintel Quarry cladding and Powder Coated Aluminium
- Stretch out in the main open plan living space, home theatre or upper level sitting room
- Stunning island kitchen with butler's pantry, stone benchtops, gas cooktop, two pyrolytic ovens, two dishwashers
- All five bedrooms with robes and ceiling fans, rear bedroom windows tinted
- Underfloor heating in all three upstairs bathrooms (Wi-Fi controlled)
- Ducted zoned A/C and winter gas fireplace both Wi-Fi controlled
- 4000L water tank and 13.2kW solar system that is battery ready
- Waterproof outside kitchen cabinetry with mains gas for barbecue
- Outside hot/cold rain shower
- 1200m to The Junction schools, shops and dining

Outgoings: Council Rates: \$3,636 approx. per annum Water Rates: \$858.51 approx. per annum Expected Rental Income: \$1,600 - \$1,750 Per Week. This property is being sold under the Online 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. Live streaming auction. 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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