

# 37 King Street, Adamstown, NSW 2289

## Sold House

Saturday, 23 September 2023

37 King Street, Adamstown, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 320 m2

Type: House



Mat Harris

0249260600



Dale Slater

0438408577

**\$960,000**

Hit a hole in one with this beautiful property just steps from the Merewether Golf Club. Drag your bag or drive your buggy to play every day from this modern, two-level home with three bedrooms, multiple living areas and a view to the clubhouse. This lovely home, sitting behind a picket fence and pretty garden, just 7 minutes from Merewether Beach and 10 mins from the city, boasts three bedrooms, two indoor living spaces and a fantastic atrium-style entertaining space. Sip your coffee in the sunny atrium in the morning, play a round of golf during the day, then head home for drinks and a barbie with friends, back in this fabulous indoor/outdoor space. A master bedroom suite includes a huge bedroom, a walk in closet and private ensuite. The additional bedrooms share the main bathroom and open onto a huge retreat at the top of the staircase. This large, second living space could easily be converted to a fourth bedroom while still retaining space for a study nook or lounge. Then there is the location...less than 10 minutes to some of Newcastle's best surf breaks, surf clubs, oceanfront restaurants and Honeysuckle and the CBD. It is an easy walk or a couple of minutes in the car to great schools, several fabulous retail and dining precincts, parks, playing fields, hugely popular pubs - including The Prince and Modus - and of course Newcastle's most prestigious golf club.\* Three bedroom, two level home, two indoor living spaces, gorgeous atrium room\* Could easily be converted to 4 bedrooms and still retain second living area\* Zoned, ducted air conditioning and ceiling fans throughout \* Two and a half bathrooms - master ensuite, main bathroom and guest powder room downstairs\* Open plan kitchen/living/dining with large pantry and eat-in counter\* Double car garage with internal access and storage space\* 7 mins to Merewether Beach or Dixon Park for excellent surf and 8 mins to Bar Beach \* 6 mins to The Junction, 8 mins to Westfield Kotara, 10 mins to the CBD\* 20m to Merewether Golf Club, 700m to Adamstown Bowlo, 1.2km to Adamstown shops, 1.4km to Newcastle Racecourse, 2.9km to heart of Beaumont St\* 800m to St Columba's Catholic Primary, 1km to Merewether Public, 1.3km to Merewether High

Outgoings: Council Rates: \$2,532 per annum  
Water Rates: \$923.25 per annum\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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