

**39 Frederick Street, Merewether, NSW 2291**

**House For Sale**

Tuesday, 21 May 2024



39 Frederick Street, Merewether, NSW 2291

**Bedrooms: 5**

**Bathrooms: 2**

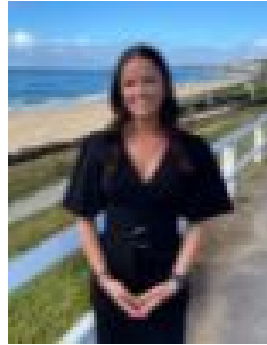
**Parkings: 1**

**Area: 612 m2**

**Type: House**



Lyndall Allan  
0439761123



Georgia Rickey  
0423377800

## Auction

Auction Location: In Room Nestled on a generous 612sqm block amidst beautiful, established gardens, this unique Western red cedar residence is just 300m from the sand and surf at Dixon Park Beach, and a short stroll to Merewether and Bar Beach. Wonderfully private and brimming with character, this home offers a peaceful escape from the hustle and bustle of daily life. Character exudes from every corner, with coloured glass windows and doors, and warm timber finishes throughout, including many reclaimed pieces. The kitchen features stunning camphor laurel benchtops and cupboards crafted from reclaimed timber from the former David Jones building in Hunter Street Mall. Two renovated bathrooms also feature reclaimed timber vanities topped with stunning basins from Africa. The single level floorplan is exceptionally versatile, boasting two separate living areas and up to five bedrooms, all crowned by a versatile loft retreat. A true highlight of this home is the private backyard, offering an expansive space rarely found in this part of Merewether. Kids and pets will revel in the freedom to play, while adults can lounge under the Bali hut or unwind in the spa. Add a cocktail or two, and you'll feel like you're on a perpetual holiday. The enviable location of this home promises the quintessential Merewether lifestyle where surfing, swimming, and beach walks become part of your everyday routine. For coffee and a quick bite to eat, stroll to the popular Sunnyboy Kiosk, or treat yourself to a meal at The Beach Hotel, Merewether Surfhouse or one of the many restaurants in The Junction or Darby St - all are in easy walking distance. Enjoy the closeness of local parks and playgrounds, quality schools, and easy access to shops and boutiques. Everything you need is just moments from your doorstep. - Approx. block dimensions 15.52m / 14.07m X 40.13m / 46.71, offers further potential - Single garage with auto door - Ducted a/c, gas heating, and ceiling fans - Updated kitchen and both bathrooms, one with clawfoot bath - Gas cooktop, new Smeg dishwasher, pressed metal splashback - Three of the five bedrooms are fitted with built-in robes - Ladder to carpeted loft retreat - Bamboo and palm fringed garden with Bali hut and spa, garden shed - The Junction Public school - 700m, Holy Family Primary - 700m Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.