

4/13 Rowlands Street, Merewether, NSW 2291

Sold Unit

Tuesday, 21 November 2023

4/13 Rowlands Street, Merewether, NSW 2291

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Simon Wall
0413424062



Amber Tanks
0412064792

\$675,000

Completely renovated throughout, this spacious one-bedroom plus home office unit is perfectly placed in a blue ribbon, whisper-quiet street. This unit is ideally set on the top floor of a boutique complex of only four units where you will enjoy the spectacular sunrises and refreshing summer sea breezes that come with this fabulous lifestyle location. Immediately upon entering this spacious unit, you are welcomed by the light-filled interiors courteous of the oversized full width windows that invite plenty of natural sunlight inside. Keeping in theme with the coastal lifestyle are the colour palette interiors and oak-inspired flooring throughout the open plan layout, hallway and kitchen. The sophisticated kitchen has been cleverly designed to maximise the space and also enjoys far-reaching views via the two well-placed windows. This well-appointed kitchen also boasts Caesar stone bench tops, quality appliances and plenty of cupboards/storage space. Moving on down to your master bedroom you will love the fact that it has its own generous-sized veranda for you to enjoy the district views and melodic sounds of the ocean. The bedroom also features floor-to-ceiling built-in robes, plush carpet and ducted air conditioning. Conveniently placed alongside the bedroom is a well-thought-out, flexible space that can be utilized as a baby's room, home office or even a large walk-in robe, the choice is yours. Servicing these two rooms is the recently renovated and tasteful bathroom that showcases a separate shower, vanity and toilet. Every space in this home has been well thought out and it makes for a comfortable space for next owners to kick back and enjoy. The new owners of this spacious unit will be able to meander to a variety of beaches for a swim or enjoy a coffee with friends at one of the many surf clubs. Walk along the great coastal pathway watching for dolphins and whales or stroll to the The Junction to explore the boutiques and restaurants. The lifestyle on offer here does not get any better. - Separately zoned ducted air conditioning throughout - Remote-controlled double lock-up garage with your own single space- Strata fees \$998,.55 per 1/4 Council rates \$2,200 pa, Water rates \$795.40pa- Tenant who just vacated was paying \$500 per week. Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.