

4/54 Patrick Street, Merewether, NSW 2291

SIMON WALL
PROPERTY

Townhouse For Sale

Thursday, 30 May 2024

4/54 Patrick Street, Merewether, NSW 2291

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Simon Wall
0413424062



Amber Tanks
0412064792

Auction

Discover your new sanctuary in the heart of Merewether with this light-filled and contemporary townhouse which is resting privately at the rear of a boutique complex of only four properties. This is the perfect blend of comfort and convenience in a sought-after lifestyle location where you can walk to everything you need. Step into the spacious living area where large windows flood the home with natural light, creating a warm and inviting atmosphere. The well appointed, modern kitchen, equipped with quality appliances, dishwasher and ample storage, is perfect for those who love to entertain. Extending effortlessly from the open plan living area the lucky new home owners will enjoy the outdoors in your private, paved courtyard-ideal for relaxing or hosting family and friends. This well maintained town house also features a single lock-up garage, ensuring secure parking and additional storage space. Moving upstairs there are 2 bedrooms and a modern bathroom. Both bedrooms are generously sized, providing plenty of space and sunlight, they contain ceiling fans and air conditioning units in both as well as built in wardrobes. There is a balcony off the main bedroom to enjoy the coastal lifestyle and listen to the melodic sounds of the ocean all year round. Situated at the back of an exclusive four-townhouse development, this home guarantees peace and privacy. Located just minutes from the vibrant Merewether Beach, local cafes, and shopping, this opportunity is perfectly positioned for a relaxed coastal lifestyle that many families dream of. Whether you're a first-time buyer, downsizer, or investor, this property is a must-see. Don't miss out on this exceptional opportunity! - Convenient location close to beach, parks, schools and eateries- 3 split system air conditioners located throughout - Council Rates \$2,270 per annum, Water Rates \$759.51 per annum, - Strata Fees \$1,280 per quarter 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.