

**4/7 Merewether Street, Merewether, NSW 2291**



**Unit For Sale**

Saturday, 13 January 2024

4/7 Merewether Street, Merewether, NSW 2291

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 126 m2**

**Type: Unit**



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## Expressions of Interest

Step into this newly renovated Merewether Townhouse that effortlessly cultivates a sense of spaciousness, natural light, and refined elegance-an exemplary showcase of modern interior design. Impeccably presented, this residence offers luminous interiors perfect for those seeking a low-maintenance lifestyle. Boasting three expansive bedrooms, a full bathroom, and a private courtyard, it harmonizes comfort with style. The ground floor hosts inviting entertainment spaces seamlessly linked to a paved outdoor alfresco area, complemented by easy-to-manage gardens and a verdant lawn. The generously proportioned eat-in kitchen bathes in morning sun and seamlessly connects to the laundry. A single lock-up garage with internal access and an additional carport effortlessly caters to your parking needs.- Radiant brick-built townhouse featuring a spacious interior layout and a charming courtyard.- Promising an excellent investment opportunity, estimated at \$720pw - \$770pw.- Newly appointed kitchen with stainless steel appliances and a breakfast bar.- The living room is adorned with a split-system AC and offers access to the grassed courtyard.- Three bedrooms, each equipped with built-in robes, one opening out to a balcony.- Recently renovated bathroom featuring a recessed bath and the convenience of a ground-floor WC.- Private, North-facing courtyard with low-maintenance, L-shaped lawn, perfect for pets and leisure.- Internal laundry, ground floor adorned with floorboards, while the upstairs boasts plush carpeting.- Within walking distance to Junction Public School and mere minutes away from reputable private schools.- Easily accessible to iconic surf beaches and beachfront restaurants/cafes by bike or foot.- Conveniently close to essential amenities at nearby Llewelyn St shops and Lingard Hospital.- Benefit from proximity to Darby St, Marketown, and the CBD, all within a 4km radius.- Mere footsteps away from esteemed pubs like 'The Modus,' ideal for a swift weeknight meal.