

# 4 Bank Street, Merewether, NSW 2291

## House For Sale

Wednesday, 24 April 2024

4 Bank Street, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 347 m2

Type: House



Chasse Ede  
0240814702



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## Friendly Auction

Auction Location: Fort Scratchley Function Centre | 1/3 Nobbys Road, Newcastle East NSW 2300

Just completed, this stunning new home promises to surpass your every expectation. Step inside and indulge in the luxury of being the first family to enjoy the privilege of living here. With spacious interiors awaiting your personal flair and style, you'll find endless opportunities to make it truly your own. And as if that weren't enough, revel in the coveted beachside lifestyle offered by this prestigious street, mere moments from the golden sands and rolling waves of Merewether, just 550m away. This split-level abode is tailored for a growing family's needs, providing ample space to stretch out or gather for relaxation and socialisation. Positioned strategically, the main bedroom with its expansive walk-in robe and ensuite on the entry level ensures both convenience and privacy. Upstairs, discover three additional bedrooms, a three-way family bathroom, and a coveted second living area, perfectly catering to family dynamics. The heart of the home resides on the lower level, boasting an open-plan lounge, dining, and kitchen area. Here, a magnificent island kitchen equipped with premium Ilve appliances, and a spacious pantry takes centre stage, offering seamless connection to the tiled alfresco area for effortless entertaining. Finished with meticulous attention to detail, including zoned ducted air conditioning, plantation shutters, and professionally landscaped gardens, this home epitomises coastal living at its finest.

Living just 550m from Merewether Beach and ocean baths offers a laid-back lifestyle filled with seaside charm. Days start with refreshing swims or surf sessions, followed by leisurely coastal walks with stunning views. Grabbing your morning coffee at Blue Door and enjoying cocktails and meals at The Beach Hotel will become cherished routines. Whether lounging on the sand, dining by the shore, or unwinding with friends at the local hotspots, life here is all about embracing the relaxed vibe and coastal beauty that Merewether has to offer.

2740mm ceilings ground floor, master bedroom & entry way, and 2590mm on first floor

Beautiful coastal blackbutt solid timber floors throughout with quality Bremworth 100% pure wool carpet to all four bedrooms

Two separate living areas plus tiled entertaining deck

Engineered stone island kitchen with 900mm Ilve cooktop, under bench oven plus dishwasher and microwave, huge butler's pantry

Double garage offers the convenience of internal access into the home

Main bedroom with ensuite and walk-in robe on entry level

Three robed bedrooms served by 3-way main bathroom upstairs, oversized showerheads

Three zone ducted a/c, solar electricity panels to keep running costs down

Plumbed and drained outdoor hot-cold shower

Professionally designed gardens by Jason Reading Landscapes with mature trees and plants plus irrigation system controlled by an app

Stroll to Merewether Beach, Dixon Park, Merewether Ocean baths, Beach Hotel

450m to Holy Family Primary, 900m to The Junction Public School & St Joseph's Primary

Outgoings: Council Rates: \$3,872 approx. per annum

Expected Rental Income: \$1,600 - \$1650 per week

This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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