

4 Pell Street, Merewether, NSW 2291

House For Sale

Wednesday, 27 March 2024

4 Pell Street, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 576 m2

Type: House



Chasse Ede
0240814702



Nathan Hunter
0249260600

Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Inspection By Registration Escape the hustle and bustle as you enter this beautifully renovated home, exuding an aura of privacy and serenity. Envision a lifestyle where the beach is practically at your doorstep. With only a handful of homes standing between you and the sand and surf at Merewether, it's easy to imagine an ocean swim at sunrise, a carefree lunch-time surf, and weekends with the kids building sandcastles. Step into this four bedroom home where indoor and outdoor living seamlessly blend to create the ultimate relaxed vibe. The interiors epitomise modern coastal style offering soothing ocean views, and a real sense of airy openness that instantly switch you into vacation mode. A clean white palette, lofty cathedral ceilings, and expansive windows, bi-fold doors, and louvres invite radiant natural light and gentle sea breezes to flow through the space. The heart of the home, a generously sized living and dining area, effortlessly connects you to the outdoors, where a private landscaped garden, solar-heated magnesium pool, and cabana wait for all seasons entertaining. Alternatively, step out onto the travertine patio, and be greeted by those blue water ocean views and stunning sunrises to accompany your morning cuppa. The kitchen boasts Caesarstone countertops, complemented by an Ilve gas stove and Asko dishwasher, while also featuring a servery that opens to a sun-drenched second living space. Ascend the spiral staircase to discover an air-conditioned loft retreat, ideal for a private home office, guest bedroom, or perhaps a kids' rumpus room. At 4 Pell Street, your family will have access to some of the area's most spectacular coastal walks, world-class surf breaks, and pristine swimming beaches. Wake up to the sights and sounds of the ocean and spend your days soaking up the sun, playing in the waves, or exploring the nearby seaside bars and eateries including the newly refurbished Beach Hotel, Surfhouse and Blue Door café.

Fully renovated and extended period home on 576.6sqm landscaped garden block
Blackbutt floors to living areas and updated carpet to bedrooms
Four bedrooms all with built-in/walk-in robes and ceiling fans
Ducted air-conditioning, custom cabinetry to living area and main bedroom
Family bathroom with spa bath and shower, master ensuite opens to patio
Spiral staircase to air-conditioned loft retreat with ocean views
Cabana with built-in BBQ and Ziptrak blinds, fenced lawn, solar heated pool, outdoor hot and cold shower
Four security cameras with Smartphone capability
Internal access to deep garage offering end to end parking for up to three cars

Outgoings: Water Rates: \$865.53 approx. per annum Expected Rental Income: is \$1,800 - \$1,950 Per Week

This property is being sold under the 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. 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.

Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.