

# 45 Selwyn Street, Merewether, NSW 2291

## House For Sale

Thursday, 13 June 2024

45 Selwyn Street, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Simon Wall  
0413424062



Amber Tanks  
0412064792

## Auction Guide \$1,250,000

Unlock the potential of this entry level priced residence that rests within the heart of Merewether! This 3-bedroom home, complete with a granny flat and 4th bedroom, offers a rare opportunity for renovating and adding your own value, or if you wish, a complete knock-down and rebuild, making it ideal for visionary homeowners, developers, or investors. Immediately upon entering inside you are greeted by mixed Australian hardwood flooring, high ornate ceilings, and yesteryear charm. The interiors have been freshly painted and new carpet laid throughout, providing a comfortable living space while you plan your dream renovation or rebuild. The open-plan living and dining areas are filled with natural light courtesy of the North to rear facing sunny aspect which creates a welcoming environment. The well appointed kitchen, with its ample storage rests within the heart of the home, contains gas top cooking, quality appliances and is ready for use. Each of the three bedrooms inside the home are spacious with floor to ceiling built in robes and ceiling fans. Servicing these three bedrooms is your modern main bathroom with quality fittings, generous sized shower and separate vanity. The cleverly designed, European style laundry space is tucked away behind the kitchen, or if you prefer there is a laundry in the granny flat out the back. The piece de resistance is out the back with your own separate granny flat which provides additional accommodation, a home office, or potential rental income, adding significant value to the property. The neat and tidy, fully fenced backyard offers a blank canvas for landscaping or perfect for creating your ideal outdoor BBQ/entertaining area to. Situated in the heart of Merewether, this property is in a prime location close to local shops, cafes, schools, parks, and public transport. Merewether Beach is just a short drive away, offering the ultimate coastal lifestyle. This entry level priced, residence represents an incredible opportunity to create your dream home within Merewether. Whether you choose to renovate the existing structure or knock it down and build anew, the possibilities are endless and the opportunity is yours for the taking! - Land size 405sqm, Council Rates \$2,907.09 per annum, Water \$915.73 per annum. - Rent estimate for 3bed house \$650per week, Granny Flat \$350 per week. - Reverse cycle air conditioning system in living room and granny flat- 700m to Llewellyn St IGA - 1.5Km to The Junction shopping precinct, Cafes and Restaurants - 1.7km to Merewether Beach, Merewether Surf house and coastal eateries - Zoned Merewether Heights Public School and Kotara High School 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.