

**5/25 Hall Street, Merewether, NSW 2291**

daltonpartners

**Sold Unit**

Thursday, 7 December 2023

5/25 Hall Street, Merewether, NSW 2291

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Andrew McGavin  
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**\$690,000**

Whether it be a place to call home or a long-term investment opportunity, this coastal apartment ticks every box in terms of comfort and convenience. Presented over one low-maintenance level, it boasts two bedrooms, a full bathroom, a practical kitchen and open plan living flowing out to a north-facing balcony. A single garage and storage shed with laundry increase appeal, but it's the address that really shines, being 250m from Llewelyn Street shops, 1km from the surf and sand of Dixon Park and Merewether Beaches, and close to trendy cafes, iconic corner pubs, and loved local clubs. \* Bright coastal apartment needing little upkeep, giving you more beach time\* Open-style living connects to a tidy original kitchen with electric cooker \* North-facing balcony to soak up the sun or to simply relax outdoors \* Two bedrooms (one robed) share a neat bathroom with bath \* Lock-up garage and a secure storage shed for your bike or board\* Stroll to an IGA supermarket, cool cafes, and local village shops \* Affordable entry into Merewether, or set-and-forget option for investors \* Currently rented at \$420 per week until April 2024.Council Rates: \$1,730 PA approxWater Rates: \$802 PA approx + UsageStrata Levies: \$1,492 PQ approxRental Potential: \$480 PW approx