

# 55 Lockyer Street, Adamstown, NSW 2289

## Sold House

Wednesday, 28 February 2024

55 Lockyer Street, Adamstown, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 340 m2

Type: House



Chasse Ede  
0240814702



Nathan Hunter  
0249260600

**\$1,350,000**

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Nestled in a prime edge of Merewether spot just a stone's throw from Henderson Park and a mere 350m from Merewether Golf Club, this sleek Torrens title abode epitomises modern living. With a quick seven-minute drive to catch the waves at Merewether Beach, this property is the ultimate blend of comfort, convenience and lifestyle. Step inside, and you're greeted by a thoughtfully laid-out floorplan. Upstairs, the gas-equipped kitchen, spacious living and dining areas, and the master bedroom with its own ensuite await. Slide open the glass doors to bask in the sunny north-facing balcony, perfect for relaxed outdoor vibes. Downstairs, a second living space anchors two more bedrooms and the main bathroom, with direct access to the surprisingly spacious backyard where kids and pets can run free. Indulge in the perks of a superb location that promises a brilliant lifestyle. Your options are endless with an array of shops, local pubs, eateries, medical facilities, and cosy coffee shops nearby on Bruncker Road. For a deeper dive into the local scene, venture to vibrant spots like Beaumont Street or The Junction, brimming with lively bars, chic boutiques, eateries, and exciting entertainment options. And with schools, public transport, green parkland, and sports facilities all within reach, there's always something to do. Torrens title duplex built 2011 on low maintenance 340.3sqm block Bright open plan living upstairs with easy care tiled floors and air-conditioning Master bedroom on upper level with walk-in robe, ensuite and ceiling fan Kitchen with five-burner gas stove and dishwasher Two bedrooms and rumpus on lower level served by full-size main bathroom Double garage offers the convenience of internal access plus extra parking in front North facing balcony or fenced rear garden for alfresco enjoyment Just 700m from Merewether Public school; 900m to St Columba's Primary In catchment for Newcastle High school and St Pius X Central to The Junction, Westfield Kotara, Merewether beach and ocean baths Outgoings: Council Rates: \$2,592 approx. per annum Water Rates: \$825.42 approx. per annum Expected Rental Income: \$880 - \$900 per week 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.