

58 Ulick Street, Merewether, NSW 2291

SIMON WALL
PROPERTY

House For Sale

Wednesday, 17 January 2024

58 Ulick Street, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 533 m2

Type: House



Simon Wall
0413424062



Amber Tanks
0412064792

Auction Guide \$1,950,000

Welcome to your dream home where the thoughtful design strikes a perfect fusion of contemporary style living with easy family friendly practicality. Spanning across two levels this well balanced home has been custom built by McDonald Jones homes in 2021 with an emphasis on free flowing and uncomplicated living. Immediately upon entering this captivating home you will appreciate the high ceilings which enhances the neutral color palate and draws inside an abundance of natural sunlight courteous of the north to rear facing aspect. The front bedroom could easily be utilised as a home office and enjoys direct access to a quality bathroom with wall hung vanity, shower and toilet. Resting in the heart of the home and perfectly placed to be able to watch the kids playing in the heated pool is the well appointed kitchen that features stone bench tops, quality appliances, gas top cooking and a spacious walk in pantry. Connecting seamlessly with this beautiful, coastal inspired space are the open plan living areas with floor to ceiling windows that welcome inside plenty of natural sunlight all year long. Upstairs at one end of the home is the delightful parents retreat with large bedroom, generous walk in robe, study nook or powder room and spacious ensuite featuring an oversize shower with dual shower heads, wall hung double sink vanity and separate toilet. The conveniently placed lounge room and bathroom service two generously sized bedrooms at the opposite end of the parents retreat and enjoy the north facing aspect and district views. Ticking all the boxes for family living this opportunity just keeps on giving with the 7m x 3.5m inground swimming pool that features an innovative, underground roller/concealed pool blanket that blends seamlessly with the pavers and is kept neatly tucked away when not being used. The long backyard is complimented by two outside entertaining areas, plus a pool house with air conditioning or ideal gymnasium/exercising space to complete this fabulous, family haven. If you are a family with kids or a golf enthusiast, imagine how good the lifestyle will be to live within 500m of Merewether Golf course or 200m from popular Henderson Park and Bootleg bakery. You are also conveniently located only 3km to The Junction shopping precinct, cafes and restaurants or 3.4km to Merewether Beach and numerous coastal eateries. - Separately zoned, ducted air conditioning throughout home except upstairs bedrooms. - Spacious laundry with direct access outside, extra storage underneath stairs.- Oversized single lock up garage with high ceilings and internal access - Gas bayonets in living areas, Gas Cooking, 8.58 kilowatt solar system- All bedrooms feature ceiling fans, three of the four bedrooms enjoy walk in wardrobes and downstairs enjoys a floor to ceiling built in robe. - Plenty of storage inside home, pool equipment and garden shed - Council Rates \$2,800per annum, Water rates \$915.70per annumDisclaimer: 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.