

# 6 Rose Street, Merewether, NSW 2291

## House For Sale

Thursday, 8 February 2024

6 Rose Street, Merewether, NSW 2291

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 493 m<sup>2</sup>

Type: House



Chasse Ede  
0240814702



Nathan Hunter  
0249260600

## Friendly Auction

Tucked away in a quiet corner of Merewether, this delightful home flaunts beautiful kerb appeal with its picket fence and cottage charm. Step inside, and you're greeted with a stylishly renovated and expanded interior, surprisingly spacious and ready to cater to various lifestyles, whether you're a busy couple, a young family, or downsizing. This warm retreat blends classic charm, ample space, and abundant natural light with a laid-back coastal feel. Featuring a roomy layout with two distinct living areas, three robed and carpeted bedrooms, two contemporary bathrooms, and a sleek Caesarstone kitchen at its heart, this home is designed for modern living while retaining its timeless appeal. Step outside, and you'll fall for the tranquil landscaped gardens, offering a serene escape, while the new covered deck becomes your go-to spot for outdoor relaxation and gatherings. And here's the kicker, an electric-gated driveway leading to a carport and a separate double garage, provides sheltered parking for three cars – a rare find in this coastal enclave. If it's more space you need, take inspiration from your neighbours and explore options to add another storey to this home (STCA). Situated between the coast and the lively vibe of The Junction precinct, there's always something happening. Explore nearby pubs, cafés, and boutiques, or catch some waves or rays just moments away. Plus, with convenient bus services to the city and Merewether Beach right around the corner on Morgan Street, getting around couldn't be easier.

Fully renovated double fronted cottage on 493.2sqm block

- Carpeted lounge room plus open plan living/dining/kitchen with engineered timber floors, both rooms fitted with reverse cycle a/c, gas bayonet for heating
- Caesarstone kitchen with Ilve 6-burner gas stove and Bosch dishwasher
- All 3 bedrooms with built-in robes or walk-in robe and ceiling fans, main with a/c
- Master ensuite with double showerhead, main bath with shower over bathtub
- Large laundry/butler's pantry with excellent storage and deck access
- New solar rooftop system, pull-down attic ladder into storage
- Zoned Merewether Heights Public School and Kotara High, also close by are St Joseph's primary, St Francis Xavier's College, and Merewether High
- 600m to Llewellyn Street shops and cafes, 1200m to The Junction and Lingard Private Hospital, 1300m to Merewether Beach

Outgoings: Council Rates: \$3,348 approx. per annum  
Water Rates: \$908.22 approx. per annum  
Expected Rental Income: \$1,000 - \$1,100 per week

This property is being sold under the Online 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. Live streaming auction. 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.

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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