

7/32 Morgan Street, Merewether, NSW 2291

Sold Apartment

Friday, 19 January 2024

7/32 Morgan Street, Merewether, NSW 2291

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: Apartment



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\$535,000

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com No need to dip your toe into the beachside property market, this affordable unit will let you take the whole plunge! Situated on the top floor of a boutique complex in a prime central location, this single bedroom unit enjoys light and airy living and pleasant district views. This home comprises a large lounge, open plan in design, with an expansive adjoining kitchen. You'll feel incredibly spoiled here, it is so big, and boasts oodles of cupboard and bench space – ready and waiting for some serious meal prep. This room opens onto an east-facing balcony – capturing cooling sea breezes - the perfect spot to relax and enjoy your beverage of choice, while watching the goings on from your elevated nest. Also included is a sizeable double bedroom boasting a full-length built-in robe, and a functional bathroom with shower and laundry fixtures. Add a designated undercover car space and storage, and all your needs are covered. Here's a rare opportunity to secure your very own slice of the much sought-after beachy haven of Merewether, whether as a home owner or investor. It really is location, location, location right here. You can smell the sea air as you stroll an easy km to the beach for an early morning swim. The complex sits on its own sizeable allotment from which you can walk everywhere. Join friends for coffee at Paper Run Espresso or one of the many eateries popping up near here and The Junction or meet friends for drinks at the Prince. Or get yourself one of those e-things, a bike, or a scooter to get there faster. Beachgoers will love that they can grab their sunscreen and towel and be at the beach faster than they can say "I love living in Merewether". Act now to secure your own slice of this coveted coastal suburb! Features include: - Your affordable entry into the coveted beachy haven of Merewether, only a km to the beach and metres from iconic pubs and diverse cafes. - Top floor unit, light and airy, and enjoying cooling sea breezes. - Well-proportioned bedroom with large built-in robe. - Sizeable living room with wide windows, enjoying the morning sun and showcasing pleasant district views. - East-facing balcony – a great spot to unwind and people-watch. - Huge kitchen with room to spread out and plenty of storage for all your culinary essentials. - Designated car space and storage. - Walk everywhere from this premier central location. Outgoings: Water rates - \$679 per annum approx. *Council rates - \$1,532 per annum approx. *Strata rates - \$1,153 per quarter approx. *This property is being sold under the Online Friendly Auction System. An independent strata inspection 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 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.