

7 Elsworth Parade, Merewether Heights, NSW 2291

Found.

**Sold House**

Monday, 14 August 2023

7 Elsworth Parade, Merewether Heights, NSW 2291

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Matt Barnes



Tayla Chugg  
0433400015

**\$1,270,000**

Auction Location: 7 Elsworth Parade, Merewether Heights Renovated with a cool, coastal aesthetic and quality features throughout, including Italian hand-pressed tiles, a granite kitchen benchtop, Miele and Westinghouse appliances, the tasteful touches are abundant. The entry level houses a light-filled open plan living area, three robed bedrooms, one with ensuite, and a luxurious main bathroom with a back-to-wall bathtub. The converted carport downstairs provides versatility as a retreat or multi-purpose area. Outside, a verandah runs the length of the home, and with its prized north-easterly aspect will be your go-to spot for enjoying year round sunshine inviting relaxation and entertaining. The location is simply unbeatable, with Merewether Beach just five minutes away and Merewether Heights Public and Kindy a mere 400m away, making school and day-care drop offs effortless. For those who love the great outdoors, the home is surrounded by nature's beauty with Glenrock State Conservation Area just a short distance away, offering the perfect spot for bush walking, bike riding and more. Local Coffee – Convoy Commune, Cuppa Joes, Blue Door Kiosk Eat – The Surfhouse, Westfield Rooftop, Junction Tavern Drink – The Beach Hotel, The Prince of Merewether, Mary Ellen Hotel Wellness – UBX The Junction, Crossfit Prolific, Aviano Remedial Therapies The Finer Points Freshly painted throughout | Split system a/c to living/dining area | Miele dishwasher, Westinghouse 5-burner gas stove | Main bathroom with bathtub and shower | Ensuite with frameless glass shower | All bedrooms with built-in robes | Plantation shutters | French doors from multi-purpose space to grassed yard | Polished timber floors | Abundant driveway parking | 3km to The Junction | 3.5km to Westfield Kotara | 22 bus stop nearby | Approx. return of \$800pw for investors Finally It happens when you've found the one!