

**8/32 Morgan Street, Merewether, NSW 2291**

**LANE CAMPOS**

**Unit For Sale**

Tuesday, 13 February 2024

8/32 Morgan Street, Merewether, NSW 2291

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Roland Campos  
0249676770



Toby Wilson  
0249676770

**\$485,000 - \$530,000**

The essence of Merewether's laidback lifestyle is captured in this breezy apartment. This coastal retreat, within a fantastic lifestyle location, offers the perfect blend of relaxed appeal and urban convenience. With the sand and surf close by and sidewalk cafes, buzzing beach bars and celebrated eateries footsteps away, this one's for you! Flooded with natural light, and capturing district views, the home's interiors make for comfortable living and present as an exceptional opportunity in a coveted pocket. Highlights:--Bedroom with built-in robe and ceiling fan--Open plan living and dining: large windows allow plenty of natural light--Split system air conditioning--Updated, kitchen with large pantry--Upper level, elevated position with balcony --Carport parking for one vehicle Here and there:--Merewether Beach - 15min walk (1.1km)--Merewether Ocean Baths - 20min walk (1.km)--The Prince of Merewether Hotel - 2min walk (180m)--The Junction café and retail strip and Junction Fair - 8min walk (600m)--Lingard Private Hospital - 7min walk (500m)--Darby Street eateries - 7min cycle (2.1km)--Newcastle CBD - 9min cycle (2.8km)--Approx. weekly rental return - recently returning \$425--Approx. council rates per quarter - \$402--Approx. strata rates per quarter - \$847--Approx. water rates per third - \$250 (not incl. usage) For more information, please contact Roland or Toby on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.