

# 9/51 Morgan Street, Merewether, NSW 2291

## Apartment For Sale

Thursday, 11 April 2024

9/51 Morgan Street, Merewether, NSW 2291

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **\$495,000 - \$544,500 Friendly Auction**

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Located in the beachside suburb of Merewether, this well-kept unit offers a coastal lifestyle and convenience. Situated on Morgan Street, the one-bedroom property is located on the second floor of the complex and is positioned close to The Junction Shopping Village, Newcastle's beautiful beaches and local pubs including The Mary Ellen Hotel and The Prince of Wales. Providing a welcoming atmosphere upon entering, you'll enjoy an open plan living, dining and kitchen area with tiling underfoot. The functional kitchen features an electric cooktop, stylish splash back, breakfast bar and plenty of cupboard storage. A delightful balcony also provides the perfect spot to enjoy a morning coffee. The spacious bedroom is light and bright and features a mirrored built-in robe and positioned adjacent to the neat and tidy bathroom. If you're after a prime investment in a sought-after location or a young professional wanting to enjoy beachside living, this immaculate unit is an ideal choice.

- Immaculate one bedroom unit
- Air-conditioned open plan living, kitchen and dining area
- Near and tidy bathroom
- Immaculate kitchen with two-seater breakfast bar
- Good sized balcony
- Linen cupboard
- Secure single garage and laundry
- Highly sought after area close to all lifestyle amenity

Outgoings: Water rates - \$796 per annum approx.\* Council rates - \$1,632 per annum approx.\* Strata rates - \$801 per quarter approx.\* This property is being sold under the 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. 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.

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