

**9 Elliott Street, Merewether, NSW 2291**

**SIMON WALL**  
PROPERTY

**Sold House**

Tuesday, 16 January 2024

9 Elliott Street, Merewether, NSW 2291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 717 m2**

**Type: House**



Simon Wall  
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Amber Tanks  
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## Contact agent

This timeless, elegant home is perfectly placed on a prime 717sqm, parcel of Merewether terra firma in a whisper quiet, family-friendly cul de sac. Being offered for sale to the marketplace for the first time since 1991 this lovingly cared for home has been meticulously maintained and proudly awaits the lucky new homeowners to move in and enjoy. From the moment you step onto this property, you are greeted by the well-manicured and beautifully established gardens setting the tone that you have arrived home. Stepping inside the front door and casting your eye through the open plan living area you will appreciate the high ceilings and coastal inspired, neutral colour palate throughout. All four bedrooms are generous in size, three of which feature built-in wardrobes, ceiling fans and the master bedroom enjoys reverse-cycle air conditioning. The functional floorplan of this home is complimented by the fact that the front two bedrooms are serviced by a bathroom and the two bedrooms at the rear of the home are also divided by a bathroom. Resting in the heart of the home and perfectly placed for families who love to entertain is the well-appointed kitchen that boasts stone bench tops, quality appliances, gas-top cooking and plenty of storage space. Stepping down into the comfortable lounge room that is beautifully framed by elegant leadlight windows, you will appreciate the thoughtful design of this calming and relaxing space that brings the outdoors within. Extending effortlessly from the rear of the home is the ideal alfresco entertaining area that you will love hosting in while the kids happily play around in the large, fully fenced and private backyard. If you need a home that caters for the possibility of a pool then this certainly ticks those boxes, plus there is garaging for 4 cars as well as ample space for caravans or boats which is hard to find. Conveniently located only minutes from the The Junction Shopping precinct, cafes and eateries, walking distance to a variety of highly regarded schools or only minutes from Merewether's beautiful coastline this outstanding lifestyle home could just be the one you have been waiting for! Will you be the lucky new homeowners? - 3.6 kilowatts solar system, Sony surround system throughout - Gas cooking in kitchen and Gas bayonet in back living area - Generous sized laundry at the rear of the home with direct access outside - Land size 717sqm with dimensions of 12.3m frontage and 57.1m depth - Three split air conditioning systems throughout the home - Zoned for Hamilton South Public School and Newcastle High- Council Rates \$3,600 per annum, Water Rates \$915.70 per annum Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.