

**9 Margaret Street, Merewether, NSW 2291**

**House For Sale**

Tuesday, 9 April 2024



9 Margaret Street, Merewether, NSW 2291

**Bedrooms: 5**

**Bathrooms: 3**

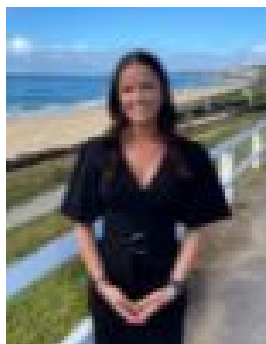
**Parkings: 2**

**Area: 519 m2**

**Type: House**



Lyndall Allan  
0439761123



Georgia Rickey  
0423377800

## Auction Guide \$2,850,000

Auction Location: In-room

In this bespoke, brand-new home, you'll love the opportunity to inaugurate the kitchen with your culinary creations, witness your children's delight as they christen the backyard with games of soccer, and peacefully drift off to sleep in a bedroom untouched by previous occupants. Crafted to an exceptional standard, boasting high-quality finishes, generous space, and a nod to coastal Hamptons style, 9 Margaret Street, Merewether offers you the chance to be the very first to relish the joys of living here. Spanning two impeccable levels, this home boasts a thoughtfully crafted layout that embraces both space and privacy. With two distinct living areas, five bedrooms plus study, and three bathrooms, the family can find their own sanctuaries for relaxation and entertainment. The ground level offers the convenience of a bedroom and bathroom, ideal for guests or multigenerational living. The heart of the home is the stunning island kitchen featuring quality appliances, all the prep and storage space you will ever need, and a butler's pantry. Adjoining the kitchen, the open plan family living zone with gas fire, extends to a travertine paved alfresco. The north-facing backyard is where children and pets can roam freely, while the landscaped gardens will evolve into a natural oasis over time. Sunlight floods the home, thanks to its prized aspect, creating a bright and inviting ambiance. Discover a neighbourhood tailored to every aspect of family living. Indulge in surfing or swimming at Merewether Beach and ocean baths or grab a delicious pizza or coffee at nearby Llewellyn Street shops. Make your way to The Junction, where sought-after schools coexist with a plethora of cafes, restaurants, and boutique shops. As the day winds down, relax and unwind at local favourites such as the Prince, Mary Ellen, or Burwood Hotel.

- Double garage plus 2 on driveway -
- Havwoods flooring, custom hardwood staircase, custom recessed shaving cabinets - Zoned ducted a/c, and gas fire, gas bayonet upstairs-
- Island kitchen with stone benches, 900mm induction cooktop & oven, dishwasher, butler's pantry with second sink-
- Built-in robes allow you to create your own configuration-
- Heaps of storage, front door security camera, 2 x hot water systems-
- 6.1kW (14) Fronius Symo solar panels

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.