

# 92 Rowan Crescent, Merewether, NSW 2291

## Sold House

Monday, 27 November 2023

92 Rowan Crescent, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 683 m2

Type: House



Simon Wall  
0413424062



Amber Tanks  
0412064792

**\$2,250,000**

Situated directly across from the famous Gibbs Brothers Oval in one of the best streets in Merewether is this beautifully presented Pettit and Sevitt split level 1F residence designed by the award-winning Australian architect Ken Woolley AM. This beautiful mid-century modern [MCM] home is cleverly designed with an emphasis on inspired interiors that pop and oversized windows and doors that make for a seamless indoor/outdoor transition. Nestled well back from the street and framed by an established native garden, this stylish residence that is as timeless now as it was when originally designed and built in the seventies. It provides an idyllic family sanctuary on a private 683sqm allotment. The high, raked ceilings and streams of light create an uplifting sense of space, while outside is the perfect setting for families who love to entertain. The home has been updated for today's in/outdoor lifestyle and offers three inviting living spaces and several outdoor entertaining areas, plus a generous-sized and private backyard. Upon entering inside you're welcomed home by high ceilings and light-filled interiors courtesy of the oversized floor to ceiling windows. The ground-floor level boasts a large living room with fireplace, reverse cycle air conditioning, floor to ceiling windows with a large sliding timber door to the patio, as well as a study nook. This level also has a fourth bedroom or home office with floor to ceiling windows overlooking the patio and facing Gibbs Brothers Oval, plus a generous laundry and separate toilet. Moving into the mid-floor level you will appreciate the free flowing layout through the living areas and renovated kitchen. Perfectly placed between both living areas is the well-appointed kitchen that features stone benchtops, quality Bosch appliances plus plenty of cupboard space and drawer storage. Once again large floor to ceiling windows are a feature. There is easy access to the rear patio and large backyard which is framed by established Australian native plants creating a sense of privacy. The majestic Hillcrest House on its massive allotment is the rear neighbour giving it an almost rural feel. The top-floor level has three bedrooms all with high raked ceilings and large windows that enjoy private views and overlook the Gibbs Brothers Oval and further afield. Two of the three bedrooms feature built-in wardrobes and reverse cycle air conditioning. Servicing these bedrooms is the renovated main bathroom with bath, shower, toilet, high raked ceiling, extractor fan and lots of natural light. The master bedroom has a renovated ensuite bathroom with shower, toilet, high raked ceiling, extractor fan and loads of natural light. All vanities, tap ware and shower screens are quality Australian-made items. The home has just had a full internal repaint and quality New Zealand-made Bremworth Kensho 100% wool carpet has just been installed. A new 250L electric storage hot water system was installed in 2022, and the garage door and motor were both recently renewed. The original house plans come with the property. For those interested in Australian MCM architecture and want to know more about Ken Woolley and Pettit and Sevitt comprehensive information is available on-line. Located in one of the best streets in Merewether and conveniently located opposite Gibbs Brothers Oval. The lucky new owners will enjoy the easy 700m walk to Merewether beach, and baths and Surf House, plus easy access to Glenrock Lagoon State Recreation area and only a short walk to Merewether Bakery, Llewellyn street shopping precinct and a variety of local schools. This outstanding opportunity awaits its lucky new owners, now it's your time to reward yourself and act! - Land dimensions 45sqm long by 15.4sqm frontage, total 683 sqm- Council Rates \$4,900 per annum, Water \$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.