

97 Henry Street, Merewether, NSW 2291

House For Sale

Wednesday, 21 February 2024

97 Henry Street, Merewether, NSW 2291

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 701 m2

Type: House



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\$1,699,000-\$1,868,900 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Nestled in the premiere suburb of Merewether, and sprawling across two levels, this classic architect designed home offers the perfect blend of coastal proximity and serene seclusion. From its multiple living zones to its thoughtful design elements, every aspect of this home ensures maximum comfort and coastal enjoyment for families. As you make your way through the entry foyer, you're greeted by a spacious and inviting main living area, perfect for gatherings and quality family time. To the left of the entry, you'll find the gourmet kitchen and dining room. Skylights adorn the high ceilings, inviting streams of sunlight to filter through creating an ambiance of warmth and openness. A separate family room with fireplace effortlessly connects to the kitchen and dining creating a hub of activity where memories can be made. The master bedroom boasts a walk-in robe, an additional built-in robe and ensuite. The master has direct access onto the outdoor deck. The remaining three adjoining bedrooms all feature built-in wardrobes while across the hall you'll find the main bathroom complete with a separate bathtub, shower, and neutral feature tiles. Venture downstairs to the lower level and discover further room to move. Here, you'll find a versatile rumpus room, perfect for entertainment or a kids retreat. Whether it's a movie night with the kids or a cozy space to unwind after a long day, this lower-level retreat is sure to become a favourite destination. Need a quiet retreat? Look no further than the 5th bedroom with half bath and wardrobe space. This room can easily be transformed into a study to work from home, it's conveniently located just steps away from the rumpus room. Surrounded by lush foliage and peaceful outlook, the timber deck is positioned at the front of the home and provides a private sanctuary where you can unwind or entertain family and friends. Nestled amidst the lush greenery of the rear backyard, a charming gazebo stands as well as a covered play area, perfect for the kids. Enjoy all that this premiere beachside location has to offer with access to quality schooling including Merewether Public School and Newcastle High School, and just moments to Merewether Beach, Merewether Golf Course, Westfield Kotara and The Junction Fair. - Quality two-story home situated on 701sqm block - Gourmet kitchen boasts sleek white cabinetry, island bench with breakfast bar, ample storage, double sink and stainless-steel appliances including Bosch dishwasher, Smeg oven and Smeg induction cooktop - Separate living room - Expansive family room with fireplace - Separate rumpus room and study on lower level - Four generously sized bedrooms - Master bedroom with ensuite, walk-in robe and additional built-ins - Main bathroom with separate bathtub, shower and feature wall tiles - Internal laundry and linen cupboard - Cathedral ceilings and skylights throughout drench the home in natural light - Split system air-conditioning throughout the home - Leafy backyard with gazebo, covered play area and shed - Generous double garage with additional off-street parking. Ample room for 5 vehicles on site. - 7.2 kilowatt solar panels included, almost halving energy bills! Outgoings: Council rates - \$2,901 per annum approx. *Water rates - \$908 per annum approx. *This property is being sold under the Online Friendly Auction System. An independent pest & building 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. Live streaming auction. 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. ***Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. 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