

**98 Ridge Street, Merewether, NSW 2291**

**dalton**partners

**House For Sale**

Wednesday, 3 April 2024

98 Ridge Street, Merewether, NSW 2291

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 568 m2**

**Type: House**



Andrew McGavin  
0413209505

## **Auction Guide \$1,700,000**

Auction On-Site - Saturday 20th April at 10:00 am Bidder registration from 9:30 am Placed upon a pancake flat 568sqm parcel and located in blue-chip Merewether, this spick-and-span home ignites the imagination with its unlimited future options. Tightly held for over 30 years, you could easily keep the home for yourself or as an investment, it's freshly presented and ready to serve your interests for years to come. Alternatively keep the current home and do a significant extension, knock it down to rebuild a family masterpiece with all the extras, or add a granny flat at the rear for a dual-occupancy income (STCA). A brilliant springboard into a sought-after suburb, its current configuration is neat and compact, offering two bedrooms, a large lounge room, and a dining area off the kitchen. \* Brick and tile home on a 568 sqm block, north easterly aspect to rear \* Bright and inviting, the home is freshly presented and move-in ready \* Compact two-bedroom footprint with A/C to lounge and bedroom one \* Neat gas-equipped kitchen, full bathroom with separate shower and bath \* One block from a cluster of local shops, including an IGA and post office \* Easy walk to cafes, a bakery, Merewether bowling club and Souths Leagues \* 900m to iconic Merewether beach, baths, and Merewether Surf house \* Knock-down re-build or renovate the existing home, the choice is yours. Council Rates: \$4,044 PA approx Water Rates: \$908 + Usage PA approx Rental Potential: \$700 PW approx