

**10 Robert Street, Merewether, NSW, 2291**

Robinson

**House For Sale**

Tuesday, 6 August 2024

10 Robert Street, Merewether, NSW, 2291

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Timeless charm meets modern comfort 500m to the beach

Welcome to a beloved family home that has been cherished for over 30 years. Originally a classic worker's cottage, this dual-level beauty retains charming features like tall timber-lined ceilings, 6" Oregon floorboards, and sash windows. Over time, it has gracefully evolved with modern updates, including the addition of a second storey, blending the old with the new seamlessly.

This home is bursting with character and ready to welcome the next generation of homeowners who crave personality and a fantastic location, close to the beach and The Junction precinct.

On the ground floor, you'll find the master bedroom with a delightful bay window, along with the main bathroom. Upstairs, two more bedrooms, a powder room, and a discreet home office provides plenty of privacy. The lounge room is perfect for cosy winter nights with its gas fire, while the adjoining kitchen and dining room stay comfortable year-round thanks to air-conditioning and French doors that open onto the front verandah. The low-maintenance block includes a 7m x 3.5m garage and a paved alfresco area, ideal for summer entertaining under the shade sail. Plus, there's handy attic storage and a 6.5kW solar system to top it all off.

The neighbourhood is the icing on the cake. In just five minutes, you can be surfing or swimming at Dixon Park or Merewether Beach and ocean baths or exploring Glenrock State Conservation Area. Head to The Junction for coffee, lunch, and shopping, and when the day winds down, enjoy local hotspots like Modus Brewery, The Prince, or the soon-to-reopen Burwood Hotel. This home offers a low-maintenance lifestyle in an unbeatable location.

- Dual level character home with modern updates on low maintenance block
- 6" Oregon floorboards, dado boards, tall timber lined ceilings add charm and character
- Lounge room with cosy gas fire adjoins air-conditioned dining/kitchen
- Recycled Oregon kitchen with granite benchtops, gas cooktop, dishwasher
- Master bedroom with bay window, built-in robe and ceiling fan on ground floor
- Full-size main bathroom with bathtub and shower
- Two additional bedrooms with built-in robes and ceiling fans, one with a/c, plus a powder room and home office on upper level
- Paved entertaining area, 7m x 3.5m garage with auto door, attic storage, 6.5kW solar
- Stroll to Townson Oval, 550m – The Junction Public School, 500m Merewether Beach