

# 102 Merewether Street, Merewether, NSW 2291

## House For Sale

Tuesday, 2 July 2024

102 Merewether Street, Merewether, NSW 2291

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 586 m2**

**Type: House**



Chasse Ede  
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## \$2,000,000 Friendly Auction

Offered for only the second time in almost 50 years, this classic weatherboard home is the very definition of position and potential. Nestled on a generous 586.7sqm block, on your doorstep take advantage of the Llewellyn Street shopping and café strip or enjoy a game at Merewether Bowling Club. The beach is less than 1km away for a surf or a swim or head to The Junction precinct's eateries, boutiques and sought-after schools. With a north-west facing aspect, afternoon sun rays and peaceful, leafy surroundings, this property is steeped with possibility. Its strong bones and heart-warming charm and character including 10ft ornate plaster ceilings, a sandstone fireplace, and classically proportioned room sizes make it ripe for a value adding renovation. There's plenty of potential to reconfigure the floorplan and modernise the kitchen and bathroom spaces, or even extend the home into the deep, gently sloping backyard. And with an approximate 15.24m frontage, you could even hit the reset button and start again with a brand new home, or duplex to fully maximise the block's potential (STCA). Currently leased returning \$760 per week, you have a guaranteed income while plans and permits are being approved. Set within a tight-knit, beachside community of families and professionals, this property's location is complemented by an easy-going lifestyle that will appeal to many. You'll become a regular at local cafes and Merewether Baths in no time. Enjoy the closeness of quality schools, coastal walks, early morning beach swims, easy access to boutique and major retail, and CBD entertainment venues.

Classic weatherboard home, 586.7sqm block with softly elevated north-west facing aspect  
Sunny front verandah with elevated suburb views  
Approximate block dimensions 15.24m X 39.01m / 37.8m, R2 zoning  
Classic layout, cosy lounge room, kitchen/dining with a/c, three robed bedrooms, sunroom, shower bathroom, internal laundry, single garage, two sheds  
Charming character includes 10ft ornate plaster ceilings, sandstone fireplace  
Renovate, extend, rebuild one home or two the choice is yours (STCA)  
950m – Lingard Private Hospital, 1300m – The Junction Fair, 1km - Merewether Beach  
550m – Go Kindy pre-school, 700m – Holy Family Primary, 1200m – The Junction Public School  
Great tenants on lease until November, returning \$760 per week  
Outgoings: Council Rates: \$3,956 approx. per annum  
Water Rates: \$915.72 approx. per annum  
Expected Rental Income: \$735 - \$750 per week  
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.

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