

21 June Street, Merewether, NSW 2291

House For Sale

Friday, 5 July 2024

21 June Street, Merewether, NSW 2291

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 451 m2

Type: House



Chasse Ede
0240814702



Nathan Hunter
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\$900,000 Friendly Auction

Imagine building your dream home here at 21 June Street, Merewether. This two bedroom home and gently sloping 451sqm block is ready for you to start your next renovation or rebuild project, and it already comes with DA approval for a stunning, ultra-modern 4 bed, 2 living plus parents retreat new build with a double garage, and family pool. Alternatively, keep the existing studio currently on site. Forget the headaches of council approvals, the hard part is done—your perfect Merewether block is ready and waiting. Just gather your team and let the journey begin. Enjoy easy access to Henderson Park's green spaces, coupled with the delicious treats and coffee from Bootleg Bakery just a short walk away. Fancy a curry? Stroll over to Sapphire Indian Restaurant. Want more dining options? The Junction precinct and Beaumont Street have you covered. And for a drink with friends, nearby the Mary Ellen and Prince Hotel are local favourites. Merewether Beach is only a swift six-minute drive away, offering sun, surf, and sand. And, if you're a golfer, Merewether Golf Club is practically on the doorstep. Start your rebuild journey today and create the home you've always envisioned!

Original two bedroom gun-barrel home with single garage and studio
Softly elevated 451sqm block with northwest aspect
Approx. block dimensions of 9.47m / 9.5m X 47.52m / 47.85m
In current configuration the home is ready for a full renovation
Already DA approved for a contemporary new build plus pool
#14 and #21 bus close by for an easy commute
Zoned Merewether Public School, Newcastle High, proximity to Merewether High, St Joseph's Primary, St Francis Xavier's College Hamilton

Outgoings: Council Rates: \$2,784 approx. per annum
Water Rates: \$915.72 approx. per annum

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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