

60 Curry St, Merewether, NSW, 2291

House For Sale

Thursday, 29 August 2024

60 Curry St, Merewether, NSW, 2291

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Chasse Ede
0240814702

Original 1950s Charm Meets Modern Possibilities in Seaside Merewether

This beautifully preserved brick and tile family home, complete with its original 1950s kitchen and bathroom spaces, captures the essence of its era. With polished hardwood floors, timeless timber details, and charming etched glass French doors, this three-bedroom beauty's appeal is a testament to its excellent upkeep over the years. But the real allure lies in its prime location and the exciting possibilities it offers for renovation to maximise its full potential or a complete rebuild to craft your Merewether dream home (STCA).

Nestled on a northeast-facing block of 663.9sqm, this property offers direct access to Gibbs Brothers Oval at the rear, effectively extending your backyard. Imagine the kids playing touch footie or enjoying games of soccer with their friends right outside your door. The level landholding inspires visions of a contemporary dual-storey home with sun-soaked entertaining areas and a sparkling pool, perfectly designed for modern family living. And, while you finalise your plans, rest easy knowing that a happy tenant is already in place.

When it comes to lifestyle, you're in the heart of it all—whether it's catching waves at Merewether Beach, doing a few laps in the ocean baths, or socialising at the latest hotspot, the Beach Hotel, for dinner and drinks. With quality schools, multiple parks, and the sand and surf all within walking distance, this location offers the ultimate blend of convenience and coastal living.

- ?? Original 1950s brick and tile home on northeast facing 663.9sqm parcel
- ?? Approximate dimensions of 14.63m X 45.72m with direct access to rear oval
- ?? Air-conditioned lounge and dining with timber floors, fireplace, glass French doors
- ?? Electric equipped timber kitchen with dishwasher and updated bench tops
- ?? Spotless original family bathroom with bath, shower and separate w/c
- ?? All three bedrooms with built-in robes; versatile rear sunroom
- ?? Freestanding double garage with auto door plus huge storage shed at side
- ?? 450m – Holy Family Primary, 800m – Llewellyn Street shops, 1.3km – The Junction

Outgoing:

Council Rates: \$5,072 approx. per annum

Water Rates: \$923.64 approx. per annum

Expected Rental Income: \$750 to \$800 per week

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