

64 Edward Street, Merewether, NSW 2291

SIMON WALL
PROPERTY

House For Sale

Monday, 1 July 2024

64 Edward Street, Merewether, NSW 2291

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 497 m2

Type: House



Simon Wall
0413424062



Amber Tanks
0412064792

Auction Guide \$1,250,000

Resting in a quiet, family friendly cul-de sac on a terraced, parcel of land this home has been designed to engulf the spectacular, coastline, ocean and district views. This quality home is ready to move in and enjoy, whilst still providing plenty of value adding opportunities and we look forward to meeting the lucky new home owners! Immediately upon entering this coastal inspired home you are welcomed by fresh neutral colour palate, high ceiling's and polished timber flooring. All three bedrooms feature floor to ceiling built in robes and ceiling fans while the main bedroom boasts spectacular views courtesy of the oversized windows. Moving into the open plan, wrap around living area you will be drawn to the floor to ceiling windows that expand across the entire width of the home. The nature filled backdrop and well maintained nature reserve (West Park) across the road double as the perfect location for families with kids who value being able to happily play and kick a ball around in a quiet cul-de sac. The neat and tidy bathroom features a generous sized bath, separate shower and vanity. While at the rear of the home is your well appointed and spacious U shaped kitchen that provides an abundance of cupboard storage and bench space. Alongside the kitchen is a large laundry ideally placed at the rear of the home for easy access outside. Stepping outside you have an undercover, concreted play area for the kids and at the top of the lot is your North to rear facing parcel of land for the family to play and enjoy your own private surrounds that also absorb the pleasant district views. Underneath the home at the front you will appreciate the man cave and work space that ensures you will have plenty of space for your car, tools or toys. Located only 2km from Merewether Beach and various coastal eateries, The Junction shopping precinct or 5km to Charlestown Square this fabulous opportunity ticks all the boxes for families looking to get into this blue ribbon suburb and enjoy the coveted beachside lifestyle! - Reverse cycle air conditioning in open plan living area - Wood fire combustion fire place to enjoy the winter months - Plenty of under house storage and man cave space - Large Laundry with ample storage and separate second toilet - Land size 497sqm, Council Rates \$3,200 per annum, Water rates \$915 per annum Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.