

1/49 Morgan Street, Merewether, NSW 2291

daltonpartners

Unit For Sale

Thursday, 11 July 2024

1/49 Morgan Street, Merewether, NSW 2291

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



John Kerr
0249693500

\$650,000 - \$700,000

Delivering outstanding lifestyle benefits, this freshly schemed villa style unit in a complex of only four certainly sets the scene for the ultimate in beachside living. Free-flowing and enjoying a modernised kitchen and neat-as-a-pin bathroom, every inch of its interior exudes comfort, with its low-maintenance floorplan showcasing two bedrooms and open-style living. With smooth flow out to a patio and a rare grassed lawn with secure fencing plus a lock-up single garage, here is a quality base to call home or a great earner to add to your property portfolio, all within a block of Souths Leagues Club, The Prince of Wales Hotel, the Mary Ellen Hotel and Llewelyn Street shops. * Open living/dining area smoothly connects to the alfresco area and secure yard * Modern kitchen offering great prep space, plenty of storage and breakfast bar * Both bedrooms boast a ceiling fan, the large main includes a built-in robe * Neat and fully tiled bathroom features a walk-in shower * Neutral colour palette makes it a breeze to add your personal style * Lock up single garage to keep the car off the street or for bike/tool storage * Straightforward 1100m walk, cycle or drive to Merewether beach and baths* Close to The Beaches Hotel, Merewether Surfhouse, Blue Door Café * Quick drive into the CBD for galleries, world-class restaurants, Civic Theatre Council Rates: \$1,840 PA approx Water Rates: \$750 + Usage PA approx Strata Levies: \$1,198 PQ approx Rental Potential: \$550 PW approx