

4/58A Merewether Street, Merewether, NSW 2291



## Unit For Sale

Tuesday, 25 June 2024

4/58A Merewether Street, Merewether, NSW 2291

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



George Rafty  
0412689809



Corinna Michilis  
0404845545

**\$730,000 - \$780,000**

The location of this smartly renovated apartment is nothing short of superb promising you a brilliant beachside lifestyle. Stroll across the road to Llewellyn Street for a quick grocery shop, your morning latte, or a take-away pizza. Grab your board or goggles and be in the waves or Merewether Ocean Baths in just a matter of minutes. And if you fancy a bit of shopping or quick lunch, The Junction is less than a kilometre away. Positioned on the first floor in a boutique complex of just four, this two-bedder faces north ensuring natural light and winter sun drifts into every corner. The bathroom, laundry and kitchen benefit from modern updates, while the balcony is a suntrap and a pleasant spot to sit shaded by street trees. A lock-up garage ties the bow. Comfort and convenience are truly equally matched here.- North facing first floor apartment in small complex of just four homes- Bright open plan living with a/c, floating floors and crisp décor- Breezy balcony overlooking street trees- Modern white kitchen with gas stove, large, renovated laundry room- Both bedrooms fitted with plush carpet, ceiling fans and built-in robes- Updated full-size bathroom with shower, bathtub and black tapware- Single lock-up garage- Readymade investment, currently returning \$530 per week- Super central location, stroll to beach, shops, The Junction, Lingard Private Hospital- Council Rates are approximately \$2050 per year- Water Rates are approximately \$800 per year- Strata Levies are approximately \$4400 per yearWe have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.