

**1/19 Ranclaud Street, Merewether, NSW 2291**

Robinson

**Villa For Sale**

Thursday, 11 July 2024

1/19 Ranclaud Street, Merewether, NSW 2291

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



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## Price Guide On Request

Little more than a barefoot jog to Merewether Beach and the iconic Ocean Baths, this two bedroom villa is a private beachside sanctuary that delivers you a superb coastal lifestyle whether you want to live here yourself or continue to operate as a lucrative Airbnb. The front villa in a boutique collection of just five homes gifts this home with both east and north facing courtyards for alfresco entertaining or just relaxing and enjoying the sea breeze, while also providing it with an extra off-street parking space in front of the single garage – a superb bonus in this seaside street. Fresh from an interior repaint and updated over the years with renovations to the kitchen, bathroom, floor coverings, Led lighting and the addition of plantation shutters plus much more, you can move straight in here and spend weekends at the beach surfing or swimming with no weekend chores in sight. Living here means you or your guests can begin the day with a refreshing dip in the ocean baths or catch some waves for an invigorating surf. Afterwards, grab a coffee at Blue Door kiosk, and in the evening, gather with friends for drinks or a bistro meal at the area's latest hotspot, The Beaches. For a change of scenery, take a leisurely stroll to The Junction, where you'll find a variety of cuisines, grocery stores, and boutiques to explore.

- Street facing brick and tile villa in boutique collection of just five homes-
- Upgraded front courtyard with hot & cold shower perfect for post surf/swim-
- Internally accessed single garage with overhead storage, extra parking in front-
- Spacious open plan living/dining with reverse cycle air conditioning and gas outlet for heater-
- Updated kitchen with gas cooktop, oven, dishwasher, adjoins laundry w/ storage-
- North facing covered courtyard with gas for BBQ, water, & roller blind for shelter-
- Two carpeted bedrooms with plantation shutters, ceiling fans, built-in robes-
- Full bathroom with bathtub, shower and separate w/c, plus new vanity-
- Crimsafe screens-
- Operated as an Airbnb, Hoggy's @ Merewether Beach for last 5 years, figures available by request; option to buy furniture by negotiation