



SOLD

DISCOVER COASTAL LIVING AT ITS FINEST IN THIS STUNNING VILLA

Step into this beautifully renovated villa and be captivated by the exceptional interior that contrasts with its charming original facade. Featuring sleek polished concrete floors and a stunning new kitchen, this home is perfect for those who love to entertain. The light-filled lounge seamlessly flows to multiple indoor and outdoor dining zones including a stunning deck area and lush private courtyard - perfect for relaxed everyday living and vibrant weekend gatherings.

Ideal for downsizers looking to stay in Merewether or for those buyers seeking an affordable coastal gem. This lovely home is just 700metres to Merewether Beach and within walking distance to all services and conveniences.

Highlights of this home include:

- 2 spacious bedrooms with built-in robes and ceiling fans, Master with its own private outdoor area
- Large modern bathroom and additional powder room
- Reverse cycle air-conditioning to living area that services the whole villa
- Stunning new kitchen with integrated dishwasher, Smeg oven, induction cooktop, Quasair rangehood and bi-fold windows
- Plantation shutters throughout and additional outdoor plantation shutters (for added privacy)
- Sliding doors with security screens
- Internal laundry
- Secure single garage or dual purpose space

Council Rates: \$2,575.69 p.a. Water Rates: \$795.42 p.a. Strata Levies: \$5,442 p.a.

2 BED | 1 BATH | 1 CAR

PRICE:
\$1,175,000

OPEN FOR INSPECTION:
N/A



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Villa Internal Area Approx- 109m²

Disclaimer for Real Estate Drafting. These plans are to be used for advertising purposes only. Interested persons should rely on their own enquiries.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.