

SOLD

BEACHSIDE LIVING AND AN ENVIABLE LIFESTYLE AWAITS!

Located in one of Merewether's most tightly held coastal pockets, 12/2 Scenic Drive represents a rare chance to secure a great lifestyle unit, or a strong investment property in an area where opportunities are scarce and demand is consistently strong.

The residence offers a highly desirable and low-maintenance open plan layout comprising:

- large kitchen spanning ocean views
- built in dishwasher and fridge
- balcony with views stretching from Merewether Beach to Bar Beach
- 2 bedrooms
- large family bathroom with bath and separate shower
- internal laundry
- lock up garage

With a light and bright feel, you'll enjoy many balmy summer evenings on your private balcony overlooking the crystal blue water.

Perched above Merewether Baths with sweeping ocean views, the property entices with a clean, modern and easy living lifestyle and benefits from a lifestyle location that continues to underpin strong rental demand and long-term capital growth.

From this open planned, well finished apartment you can watch the whales migrate as the sun rises from your bedroom, entertain friends from the living room, kitchen and balcony as you watch the waves roll in or stroll down to the ocean baths or The Surfhouse for breakfast, lunch or dinner. Enjoy the festivities at The Beach Hotel, a cycle ride through Hickson St Lookout, or a quiet afternoon at Burwood beach for a relaxing finish to the day.

Whether held as a long-term investment or future lifestyle asset, this is a the perfect property in a premium coastal area where location and lifestyle combine to enhance value over time.

This property is tenanted until May 2026.

Strata Rates: \$1,674 per quarter

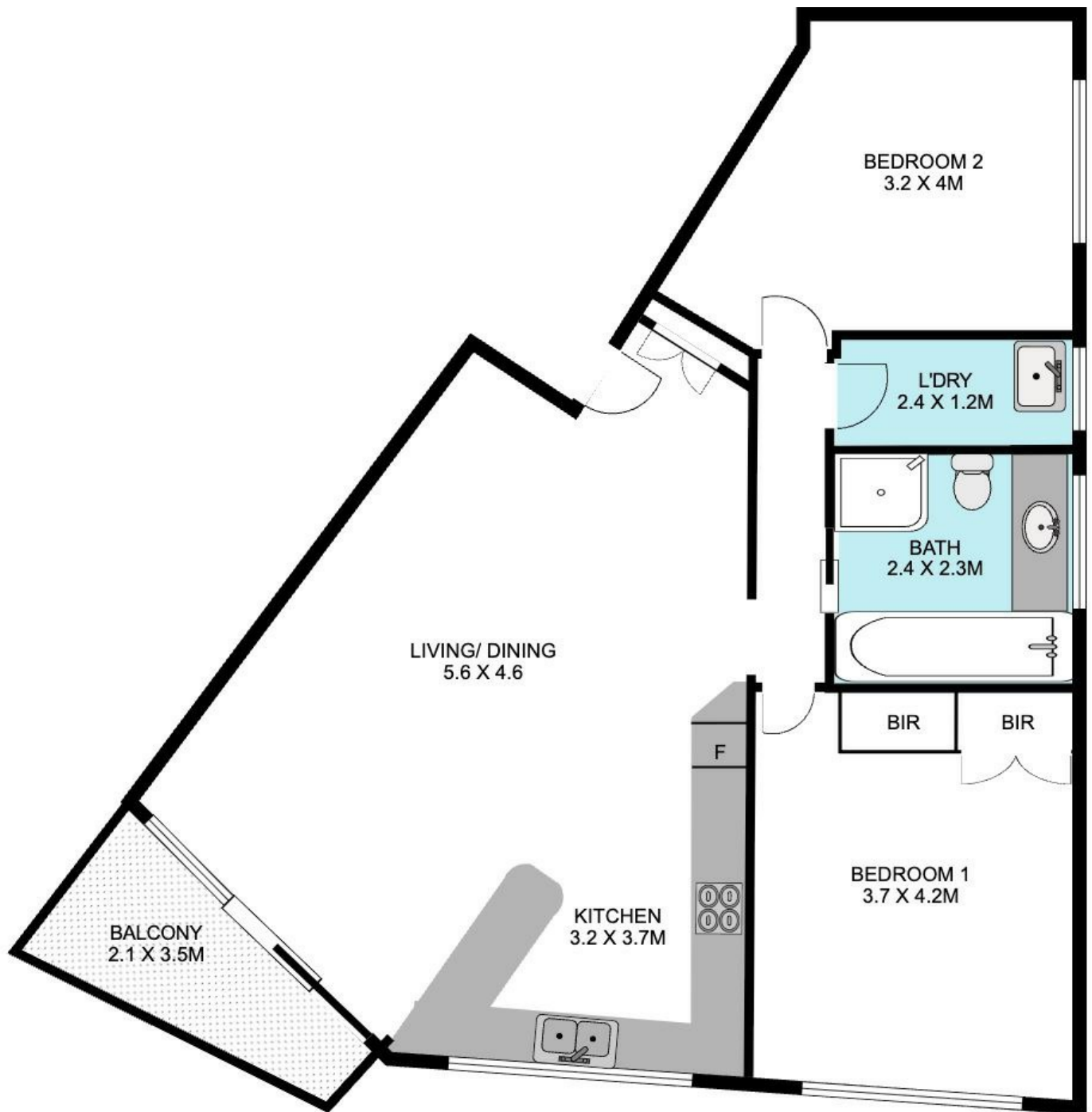
2 BED | 1 BATH | 1 CAR

PRICE:
\$1,095,000

OPEN FOR INSPECTION:
N/A



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12/2 Scenic Drive, Merewether, NSW 2291

Area: 76 m²

Floorplan disclaimer: This floorplan/ siteplan is intended as an approximate guide only and are to be read as indicative only of the current visual space.

Any person or company using this information other than as a guide should always 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.