



FOR SALE

BEACHSIDE LIVING, EXCEPTIONAL POTENTIAL IN PREMIER MEREWETHER ADDRESS

Perfectly positioned in one of Merewether's most tightly held beachside streets, this beautifully presented single-level residence offers an enviable lifestyle just moments from the sand, surf and vibrant café culture that defines this prestigious coastal suburb.

Set on a low-maintenance 303m² allotment, the home combines generous proportions, everyday comfort and exciting future potential. Surrounded by an impressive mix of architecturally designed homes and beautifully renovated residences, the street has become one of Merewether's most sought-after locations, with recent high-quality transformations highlighting the exceptional value and long-term appeal of this blue-chip address.

Step inside to discover a spacious open-plan living and dining area, bathed in natural light and designed for effortless family living. The well-appointed kitchen offers ample storage, quality appliances and excellent bench space, forming the heart of the home and flowing seamlessly to the outdoor entertaining area.

Accommodation comprises three generous bedrooms, all with built-in wardrobes and ceiling fans, serviced by a beautifully maintained central bathroom featuring a luxurious full-size spa bath, separate shower and modern vanity. An additional separate toilet and internal laundry enhance the home's practicality.

Outside, your own private oasis awaits. The fully fenced backyard features a sparkling in-ground salt water swimming pool, creating the perfect setting for entertaining, relaxing or enjoying long summer days with family and friends. Solar panels further enhance the home's efficiency, while the secure single lock-up garage, additional gated off-street parking and ample street parking provide exceptional convenience.

Whether you're looking to simply move in and enjoy the coastal lifestyle, undertake a stylish renovation or further enhance the property over time (STCA), this is an outstanding opportunity to secure a home in one of Newcastle's most prestigious beachside neighbourhoods.

Just minutes from Merewether Beach, ocean baths, coastal walking trails, cafés, restaurants, quality schools and Newcastle CBD, this is a lifestyle opportunity that rarely becomes available.

3 BED | 1 BATH | 1 CAR

PRICE:

New to Market

OPEN FOR INSPECTION:

Aug 15 at 11:00am - 11:30am



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiry.

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.