

3A Mitchell St, Merewether, NSW 2291

Sold - \$2,080,000

House 3 2 2



## Spacious and Beautifully Presented Home with Lift

To register for the auction, click here: <https://auctionnow.com.au/properties/77638>

To access contract and other documents, click here: <https://tinyurl.com/4cy5x8m8>

Open for Inspection

By Appointment.

Positioned only a few hundred metres from the Merewether Bar Beach strip and a short walk to The Junction Shopping Centre this Architect designed residence offers great space, innovative design and comfort, in one our Region's most sought after suburbs.

The modern façade notes easy access from street into a double lock up garage, as well as a private and beautifully landscaped private front courtyard. Look just what this executive Residence does offer.

- 3 Queen sized bedrooms all with large built in wardrobes and beautifully appointed.
- Main suite has large walk in robe and a stunning ensuite
- Three bathrooms, main, ensuite and powder room off living area.
- Brand new kitchen in open plan design upstairs off spacious lounge/dining/living rooms.
- Kitchenette in downstairs living area, ideal for entertaining or "Granny Flat" option.
- Large open plan study, ideally located to living areas and main bedroom.
- Lovely Laundry with clothes chute from upper level.
- Spacious Double Garage has plenty of storage plus polyurethane coated feature floors.
- Front and rear balconies make the most of changing weather and outdoor entertainment.
- Rear landscaped courtyard, enough room for a small garden, the pets and young children to safely play.
- So many added extras, Solar Power (3.9 KW), brand new Hybrid Flooring, air conditioning, natural gas outlets, storage and wine rack under stairwell, and let us not forget the 3-4 person lift, a true feature, a rarity in any home, and something to secure the safety and comfort of residents of all ages.
- Council Rates: Approx. \$2,900 p/a.
- Water Rates: Approx. \$800 + usage p/a.
- Estimated Rental Return: \$1,200 - \$1,400 per week.

This home presents "as new" throughout and represents the love and pride for the home. The soft furnishings are of highest quality, complimenting the home's design and presentation, but it is not just about the home, it is the convenient location and ability to walk to schools, parkland, beaches, pubs, clubs and retail.

### Listed By

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