

106 Morgan Street, Merewether, NSW, 2291

Robinson

House For Sale

Wednesday, 15 January 2025

106 Morgan Street, Merewether, NSW, 2291

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



Tony Reville
0249027282

Tightly held investment on corner block ripe for new home or development

Unlock the potential of this charming classic weatherboard home, currently configured as two separate one-bedroom flats, each occupied by long-term tenants. Positioned on a 537.5sqm corner block with an impressive 19.66m frontage to Morgan Street and 27.43m frontage to Rose Street, this property is a golden opportunity for savvy investors or those with an eye for development (STCA). The surrounding streets already showcase a range of stunning townhouse developments, setting a promising precedent for future projects.

For buyers dreaming of creating their bespoke Merewether masterpiece, this substantial block offers the perfect canvas. And with tenants in place, you can enjoy a steady income stream while bringing your plans to life.

Location is everything, and this home delivers in spades. Merewether Beach, Glenrock State Conservation Area, and Westfield Kotara are all within a 5-minute drive, providing a wealth of recreational and shopping options. Meanwhile, The Junction precinct offers a bustling café culture and trendy brunch spots, perfect for social weekends.

Whether you're capitalising on its development potential or envisioning a future family haven, this property is your gateway to an enviable lifestyle in Merewether.

- 537.5sqm block zoned R2 Low Density
- 19.66m frontage to Morgan Street and 27.43m frontage to Rose Street
- Currently set up as two identical one-bedroom apartments each with a car space
- Well maintained by long term tenants
- Number 22 bus stop on Morgan Street for easy trip to Charlestown and Newcastle West
- 750m - Llewellyn Street shops & cafes, 1400m - The Junction, 1500m - Merewether Beach
- In catchment zone for The Junction Public School - 1500m, Newcastle High - 1700m
- Honeysuckle - 4km, Newcastle Interchange - 4.2km, University of Newcastle - 9.7km