

# 14 Lloyd St, Merewether, NSW, 2291

## House For Sale

Tuesday, 24 December 2024

14 Lloyd St, Merewether, NSW, 2291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Chasse Ede  
0240814702

## Epic Coastal Views Meet Versatile Living

Auction Location: Fort Scratchley, Newcastle

Perched in an elevated position with postcard-perfect views of the beach, ocean, and city stretching as far as Port Stephens, this versatile Merewether home enjoys a one-way street address that ranks among one of the city's most exclusive. From this enviable vantage point, the panorama is nothing short of breathtaking. Watch the sun rise over the ocean, spend your days spotting migrating whales, playful dolphins, and ships sailing into the harbour, and let the twinkling city lights mesmerise you as night falls.

The heart of the home is designed to celebrate its spectacular outlook. Expansive picture windows flood the open-plan living area with natural light, framing the dazzling ocean and beach views best enjoyed from the balcony. A stunning new island kitchen takes pride of place, complemented by sleek hybrid flooring and fresh, modern décor. A few steps lead to three bedrooms, two of which open directly onto an alfresco entertaining area at the rear, and a full-size bathroom. While beautifully updated, this home offers scope for future improvements to add even more value and personal touches.

Versatility defines the lower level, complete with its own kitchenette and bathroom. This space can be self-contained, offering a range of possibilities. Generate income with a rental or Airbnb, create an independent living space for extended family, or transform it into a private master retreat. The choice is yours, with every option delivering comfort and flexibility.

Just 350m from the shoreline, the location promises an unbeatable lifestyle. Start your day barefoot with surfboard in hand or with laps at the iconic ocean baths, followed by breakfast at Blue Door. Explore the 6km Bathers Way from Nobbys Beach to Merewether, or venture a stone's throw to Glenrock, where world-class mountain biking, coastal walking, or trail running leads you to secluded Burwood Beach and on to Dudley. It's not unusual to spot hang gliders gliding along the headland, adding to the natural beauty of the area. Enjoy dining and drinks at the Surfhouse or the Beach Hotel and embrace the exclusive Lloyd Street lifestyle, your gateway to a coastal experience that's anything but ordinary.

?? Tri-level home elevated up from the street on 400.4sqm block

?? Double garage on street level

?? Versatile first level with kitchenette, bathroom and separate entrance, option to self-contain

?? Beautifully renovated main level with hints of original character complementing new hybrid flooring

?? Striking new island kitchen, stone benches, 900mm induction cooktop, Pyrolytic oven, dishwasher

?? Renovated laundry

?? Three bedrooms served by bathroom with shower over bathtub on upper level

?? Covered alfresco entertaining area and side Modwood deck

?? Holy Family Primary – 450m, The Junction Public School – 1.6km

Outgoings:

Council Rates: \$7,504 approx. per annum

Water Rates: \$827.64 approx. per annum

Expected Rental Income: \$850 - \$2,000 per week

Disclaimer:

All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are

indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.