

24 Woodward Street, Merewether, NSW, 2291



House For Sale

Wednesday, 15 January 2025

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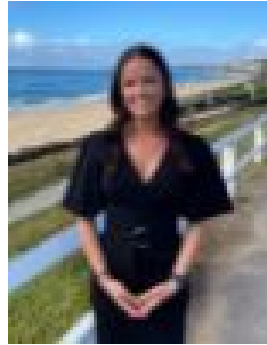
Bedrooms: 3

Bathrooms: 2

Type: House



Lyndall Allan
0439761123



Georgia Rickey
0423377800

A tranquil retreat moments from the beach, on a block with potential

Auction Location: In Room

Located in a prized Woodward street, across the road from an ocean-view park, and just five minutes from the beach and ocean baths, this renovated home, framed by lush greenery, is a sanctuary of both comfort and convenience, and a savvy long-term investment.

The home has been thoughtfully updated with double-glazed windows and doors, insulation, and a premium Sanden hot water system, ensuring year-round energy efficiency and a quieter, more comfortable living environment – enviably cosy in winter, and easily cooled in summer. Two beautifully renovated bathrooms, paired with a private garden office pod, make it ideal for modern family life.

Behind the newly laid concrete stairs and the board-and-chain path, the landscaped garden bursts with native plants, welcoming you into this classic weatherboard home. Inside, you'll find three bedrooms and the main bathroom on the entry level, two-steps above an open plan living and kitchen area, alongside the separate laundry/bathroom. Timber floors and ornate cornices bring timeless character, while French doors effortlessly connect to a spacious, covered deck offering approximately 28.5sqm of alfresco perfection bathed in filtered north-westerly sunlight and leafy views.

Move straight in and enjoy the current day comforts or dream big with future possibilities. The generous block size, wide frontage and good stormwater access brings the potential to unlock further value by subdividing (STCA).

From this supremely convenient location, you're less than 5 minutes from Merewether Surfhouse and Beach Hotel, The Junction precinct's dining and shopping, or the retail haven of Westfield Kotara. For nature lovers, Glenrock State Conservation Area is practically at your doorstep, with scenic trails for cycling and hiking waiting to be explored.

- Moderately sloping block with approx. dimensions of 18.29m X 33.53m
- Kitchen with induction cooktop
- Split system a/c
- 2 x outdoor security cameras
- Three bedrooms all with plantation shutters and ceiling fans
- Main bathroom with shower, renovated laundry/2nd bathroom with shower over bath
- A DA for an off-street garage was previously approved by council
- 1.1km – Merewether Heights Public School and kindy, 4.3km – Kotara High, 1.3km – Holy Family Primary, 4.4km – St Pius X

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.