

72 Henry Street, Merewether, NSW 2291

House For Sale

Thursday, 9 January 2025

SIMON WALL
PROPERTY

72 Henry Street, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 773 m2

Type: House



Simon Wall
0413424062



Amber Tanks
0412064792

Auction

Every once in a while, something as 'rare as hens' teeth comes onto the market for sale which catches your imagination and needs to be explored further. Resting on a prime, north-to-rear facing, 773sqm parcel of land this outstanding value-add opportunity provides endless value adding potential or, you may wish to knock down and rebuild (STCA) to match in with the other significant homes surrounding you. Pettit and Sevitt designed homes come with the philosophy of providing a simple and functional layout that makes the most of the spaces and nestling into sloping sites. The high raked ceilings, exposed timbers and use of natural light via oversized windows are cornerstones of this style of architecture and classic design. The living areas expand across the entry level of the residence and spill outside into the large covered entertaining area that merges seamlessly with the beautiful green space of Merewether Golf course as your backyard. Resting in the heart of the home and looking out into the backyard where you can watch the kids play is the U-shaped kitchen and all of the bedrooms wrap around the front section of the home on the split level. At the top of the lot and with its own access is the well-equipped, self-contained granny flat that boasts its own master bedroom with built in robe and ceiling fan, bathroom, generous sized kitchen and adjoining living area off to the side. This could work well for investors who wish to acquire a dual income opportunity, families that have growing teenagers or families thinking of knocking down or renovating they can live in the flat while that process is undertaken. If you are a keen golfer or like the idea of kids having such an amazing backyard to grow up and explore then this opportunity is well worth your attention. Conveniently located only a pleasant 800m walk from the local community hub of Henderson Park, 2.2km to The Junction Shopping precinct or 2.8km to Merewether's world class coastline now is your time to act! - Oversized double lock up garage with internal access to the granny flat - Air conditioning unit in loungeroom of house plus granny flat - Large outside covered alfresco entertaining area - Land size 773sqm, Water Rates \$915.73 per annum, Council Rates \$3,300 per annum Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.