

74 Janet Street, Merewether, NSW, 2291

House For Sale

Wednesday, 11 December 2024

74 Janet Street, Merewether, NSW, 2291

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Chasse Ede
0240814702

EXPERIENCE UNRIVALED COASTAL LIVING AND ARCHITECTURAL EXCELLENCE IN THIS SUSTAINABLY DESIGNED MEREWETHER MASTERPIECE

Nestled in one of Newcastle's most coveted coastal locations, this stunning home offers the best of both worlds—proximity to Merewether Beach and the dynamic Newcastle CBD. Enjoy easy access to local parks, renowned schools, and the lively café scene that makes Merewether a highly desirable suburb. Whether you're an outdoor enthusiast eager to embrace the beach lifestyle or someone who thrives in a bustling urban environment, this home places you at the heart of it all.

Designed with environmental sustainability in mind, the home boasts exceptional insulation and thoughtful cross-breeze architecture, ensuring year-round comfort. The private master suite is a true sanctuary, offering direct access to a simple natural garden and deck. A walk-in robe and sleek ensuite enhance this personal retreat, while an adjacent multi-functional room provides flexibility—perfect as a fifth bedroom, home office, or additional living space. Two well-appointed family bedrooms share a full-size bathroom featuring a luxurious freestanding soaker tub. An internal laundry with convenient verandah access adds practicality to the elegant design.

On the lower level, an oversized double garage provides ample space for parking or could be transformed into a games room, thanks to its insulated walls and easy-care flooring. Under-house storage adds to the home's functionality. The top floor, with its panoramic ocean views, centres around an impressive kitchen fitted with quality appliances and stone countertops. Flowing into open-plan living and dining areas, this space leads effortlessly onto a vast timber deck, perfect for soaking in the coastal vista. A fourth bedroom with an ensuite completes this level, ideal as a guest suite, offering comfort and privacy.

Further Features Include:

- VRF system for air conditioning and solar panels for an energy-efficient lifestyle
- Prime coastal location near Merewether Beach and Newcastle CBD
- Environmentally designed with high insulation and cross-breeze architecture
- Private master suite with walk-in robe, ensuite, and direct deck and garden access
- Flexible multi-functional room ideal as a fifth bedroom, home office, or extra living space
- Two additional family bedrooms serviced by a full-size bathroom with a freestanding soaker tub
- Internal laundry with rear verandah access for added convenience
- Oversized double garage with insulated walls, easy-care flooring, and under-house storage
- Panoramic ocean views from the top floor and expansive timber deck
- Gourmet kitchen with high-end appliances and stone benchtops
- Separate guest suite with ensuite on the top floor, perfect for visitors or extended family

Outgoings:

Council Rates: \$3,372 approx. per annum

Expected Rental Income: \$2,100 - \$2,300 per week

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