

**88 Henry Street, Merewether, NSW, 2291**

**House For Sale**

Thursday, 24 October 2024

**SIMON WALL**  
PROPERTY

**88 Henry Street, Merewether, NSW, 2291**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Simon Wall

0413424062

## Original Home Backing onto Merewether Golf Course

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, 727sqm parcel of land this outstanding, value-add opportunity provides endless value adding potential and we cannot wait to meet the lucky new homeowners.

Designed to absorb the north-to-rear facing aspect that welcomes everyone into the beautiful green space of Merewether Golf Course this original, brick home enjoys oversized windows and doors that extend across the entire width of the lounge room. Drenched in natural sunlight this section of the home is instantly inviting and certainly provides you with that calming feeling that you have arrived home to your safe place.

Alongside the generous sized lounge room rests the well-appointed and spacious kitchen with plenty of cupboard space. Beside the kitchen is your perfectly placed dining area which further illustrates the thoughtful design to maximize the outlook and enjoy the nature filled surrounds and private backdrop. Imagine preparing your meals from the kitchen, walking out onto the deck to call the kids from the pool or golf course "It's dinner time, come and get it!".

All the bedrooms conveniently wrap around the entry level of the home and feature floor to ceiling built in wardrobes, ceiling fans and ducted air conditioning. These bedrooms are serviced by your classic, tiled bathroom that features a separate shower, bathroom, vanity, and toilet. The bathroom space is completely operational, but if you prefer to renovate and add your own value there is plenty of space to create something that suits your family's needs.

Moving on downstairs you will appreciate that there is another living area/rumpus/pool room that will be well used all year round or can be perfect for families with growing kids that require their own space. This ground level of the home also contains a generous sized laundry, second shower and toilet, a home office or study and side access to come and go as you please without needing to enter the front door.

If you are a keen golfer or like the idea of the kids having such an amazing backyard to grow up and explore then this opportunity is well worth your attention. Conveniently located only a pleasant 1km walk from the local community hub of Henderson Park and the Bootleg Bakery, 2.4km to The Junction Shopping precinct or 3km to Merewether's world class coastline now is your time to act!

- Ducted air conditioning throughout upper level.
- Remote controlled, double lock up garage.
- Well balanced home with two separate living areas.
- Plenty of cupboard and storage space throughout.
- Land size 727sqm, Council Rates \$3350 pa, Water Rates \$915.70 pa

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.