

**97 Ridge Street, Merewether, NSW, 2291**

**House For Sale**

Wednesday, 30 October 2024

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97 Ridge Street, Merewether, NSW, 2291

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



John Kerr

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## Timeless and Modernly Enhanced Home on a Deep Landholding

Evoking a sense of timeless style though modernly updated throughout its lifespan, this beautiful home, with charming character traits, is an excellent buying opportunity within Newcastle's favourite coastal suburb. Lovely from the street and set behind a white picket fence, a step inside reveals a welcoming home featuring a modernised kitchen and bathroom, formal and informal living areas, a casual dining space and three bedrooms. Outside is what really sets this home apart, offering a hard-to-find lovely, big backyard where you could extend the home and add all the extras, or construct a second dwelling (STCA). Raising its appeal further, this central address places Merewether Beach and Baths and the upbeat vibe of The Junction nearby, along with corner pubs, hip cafes, and restaurants all on your doorstep.

- \* Proudly and lovingly maintained by one family for the last 60 years
- \* Brick and weatherboard built home with beautiful street appeal in a location for the lifestyle-conscious
- \* Two separate living rooms plus a dining space off the neat gas-equipped kitchen
- \* Three double bedrooms (one robed) serviced by a well-presented shower bathroom
- \* Elegant and neutral tones allow you to easily add your signature style
- \* Decorative ceilings, fretwork archway, art deco sliders, brick fireplace
- \* Double carport on the side driveway with access through to the lovely, big backyard
- \* Consider the backyard's future – add a dwelling (STCA) or transform for private use
- \* Two blocks from a cluster of local shops, including an IGA and post office
- \* Easy walk to cafes, a bakery, Merewether bowling club, Souths Leagues club.
- \* Close proximity to The Junction Public School and Holy Family Primary School
- \* 900m to The Beach Hotel, Merewether Surfhouse and iconic Merewether Beach

Council Rates: \$4,496 PA approx

Water Rates: \$895 + Usage PA approx

Land Size: 709m<sup>2</sup> approx

Rental Potential: \$950 PW approx