

# 1/85 Frederick Street, Merewether, NSW, 2291



## Townhouse For Sale

Tuesday, 24 December 2024

1/85 Frederick Street, Merewether, NSW, 2291

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



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## Luxury Living Steps from the Beach

Boasting quality finishes within thoughtful design, this modern two-bedroom townhouse delivers luxe appeal within an outstanding beachside location, where you can walk out the front door and be on the sand in minutes.

Positioned in a small complex of 4, expanding over two levels where everything feels beautifully bright, airy and inviting. Offering seamless connection with the polished kitchen, open-plan living wows with an effortless flow outdoors, where alfresco entertaining is made all the more impressive with spectacular sea views. Enjoying cooling coastal breezes, the rest of the home appeals further with two generous bedrooms and two pristine bathrooms, while at the side of the property, a fenced courtyard is the perfect private alfresco space that is just as easy to maintain as the interior.

While there is a single carport out front, you have so much within walking distance, you can leave the car at home! Stroll to the ocean baths, relax on the beach or head out for a surf, and afterward, pop into The Beach Hotel or Merewether Surfhouse for a drink. Local shops are also closeby, as is The Junction's dining scene, with Newcastle's CBD not far beyond.

- Coastal breezes and stunning sea views from indoor-outdoor open-plan and entertainer's balcony
- Exquisite kitchen with glossy white cabinetry and 40mm stone benches, premium Smeg appliances, gas stove and waterfall island breakfast bar
- Two robed bedrooms, one up, one down
- Spotless ensuite and main bathroom, both with walk-in shower
- Easy-care courtyard with travertine tiles
- Ground-floor laundry, single carport at front
- Split-system AC in living, ceiling fan in bedrooms

### Outgoings:

Water: \*\$795pa + usage

Council: \*\$2,600pa

Strata: \*\$6,120pa

\* approximates only

(We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)