

**7/5 Merewether Street, Merewether, NSW 2291**

**Sold Unit**

Tuesday, 7 January 2025

dalton

7/5 Merewether Street, Merewether, NSW 2291

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



John Kerr

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**\$660,000**

Beach life and café convenience go hand-in-hand in this lifestyle apartment, positioned just footsteps from Lingard Hospital to create a great short-term rental property for buyers with a sound investment opportunity on their mind. A blank canvas ready to enjoy or offering scope for transformation, inside its easy-care layout you'll find two bedrooms and an L-shaped living and dining area with smooth extension into a glass-framed sunroom where a leafy green outlook awaits. A garage and laundry are also included, however, you can leave the car at home and walk to this suburb's ever-growing line-up of trendy cafes, its popular corner pubs and of course, its iconic surf beach. Representing an exceptional living experience, 7/5 Merewether Street, Merewether is certain to catch the eye of a young couple entering the market or an investor keen on obtaining a lock-and-leave property within a suburb that always holds value. \* Relaxed coastal apartment with a dedicated single garage and private laundry\* Open flow social areas include a carpeted living room, dining area and sunroom \* The sunroom is enclosed for year-round use and holds a prime north-facing position \* Neat electric-equipped kitchen and a tidy bathroom with a shower-over-the-bath \* Quietly-set bedrooms with the larger main including a built-in wardrobe \* Start your day by stretching your legs and walking to the beach for a dip \* Wander into The Junction for shopping or stay local for a long list of popular pubs\* Strolling distance to your morning coffee or bakery for some still-warm bread Council Rates: \$1,795 PA approx Water Rates: \$774 + Usage PA approx Rental Potential: \$550 PW approx