

**1/46 Patrick Street, Merewether, NSW 2291**



**Sold Villa**

Wednesday, 10 April 2024

**1/46 Patrick Street, Merewether, NSW 2291**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Yan Wang

0422779910

**\$1,135,000**

Discover coastal living at its finest with this charming 3-bedroom villa nestled on Patrick Street in the sought-after suburb of Merewether. Features:- Spacious and light-filled interiors complemented by a neutral colour palette, offering a welcoming ambiance throughout.- Three well-appointed bedrooms, providing ample space for relaxation and restful nights.- Convenient single-level living, perfect for individuals and families alike.- Modern kitchen equipped with quality appliances and plenty of storage, making meal preparation a breeze. Local Amenities:- Minutes away from Merewether Beach, Dixon Park Beach, and Bar Beach, offering endless opportunities for outdoor recreation and relaxation.- Close proximity to shopping centres, public transportation, and reputable public schools, catering to all your daily needs and lifestyle preferences. Location: Situated in the highly coveted suburb of Merewether, you'll relish in the coastal lifestyle with pristine beaches, scenic coastal walks, and vibrant cafes and restaurants just a stone's throw away. Enjoy the convenience of having a local favourite coffee shop right next door, perfect for your morning pick-me-up or leisurely weekend brunch.- 1 min walk to Akuna Café - 2 min (1.1km) Drive to Harris Farm Markets- 2 min (1.1km) Drive to Newcastle Grammar School Park Campus- 5min (2.9km) Drive to Newcastle CBD- 8 min (600m) walk to bar beach- 8 min (600m) walk to DIXON Park beach- 8min (550m) walk Coles @Junction- 8min (600m) walk to The Junction Public School- 8 min (550m) walk to St Joseph's Primary School Don't miss out on the opportunity to embrace beachside living in this idyllic Merewether villa. Schedule your private viewing today!