

# 33 Yule Road, Merewether, NSW 2291

## House For Sale

Saturday, 4 May 2024

33 Yule Road, Merewether, NSW 2291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 784 m<sup>2</sup>

Type: House



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## AUCTION

Creating a coastal retreat within a convenient city location, this endlessly appealing abode has been architecturally designed to deliver a gorgeous sense of space through an expansive, carefully considered layout, complemented by an elegant renovation and leafy bushland outlook. Enhancing that feeling of escape with beautifully landscaped, established native gardens, the home feels perfectly private, while making the most of its north-facing position by offering views over bush and city. Having been extensively renovated, the mid-century home reveals an effortless sense of space and sophistication, creating an abundance of comfortable, inviting spaces you will love spending time in. While there is plenty to love here, some highlights sure to catch your eye include the bespoke kitchen, the original sunken lounge and fireplace, and the new spotted gum deck, where the sunsets are simply breathtaking. Four generous bedrooms complement multiple living spaces and two sumptuous bathrooms, while a freestanding flexi studio further adds to its appeal as the perfect home for the modern family. Situated opposite parkland, the home has Glenrock Reserve and the beach almost on the doorstep, making it ideal for anyone who loves getting out into the great outdoors. With The Junction and Marketown moments away, dining and shopping are also covered, while Newcastle's vibrant bar and restaurant scene is but 3.5km away. - Beautiful retreat architecturally designed by Brian Suters in 1969 - Recently renovated to enhance elegantly inviting appeal, sympathetic to original aesthetic - Multiple separate living spaces perfectly suited to family living - Vaulted ceilings, abundant natural light, and verdant outlook - Lounge room, light-filled open-plan, and original glazed brick sunken lounge with working sandstone fireplace - Stunning kitchen boasts bespoke marine ply kitchen cabinetry, granite benchtops and quality appliances - Seamless flow to new spotted gum deck, offering relaxed alfresco entertaining with bushland backdrop - Four generous, robed bedrooms, three with new wool carpets - Luxurious ensuite and main bathroom with deep bath and walk-in shower (with entry via bedrooms and open-plan) - Great flexibility in large studio/garage at front of property - Peaceful setting close to Merewether Beach, The Junction and Newcastle CBD - Walk to primary school and high school bus stops \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.