

# Your Agency



## 4 Ulick Street Merewether NSW

4  2  2 

Well here's your chance on this original four bedroom home in such a popular Merewether location. A rare opportunity which provides all the vital elements necessary for an extensive renovation, dual occupancy or development site STCA.

Featuring generous bedrooms, open plan family & dining area, large sunroom which is ideally located to become an ensuite & walk in robe, as well as an outdoor shower & toilet in the rear laundry.

- Walk to parks, schools, shopping & Golf Club
- Ample frontage and wide side access
- Lease short term with some repair work, whilst planning the development
- Conceptual plans available

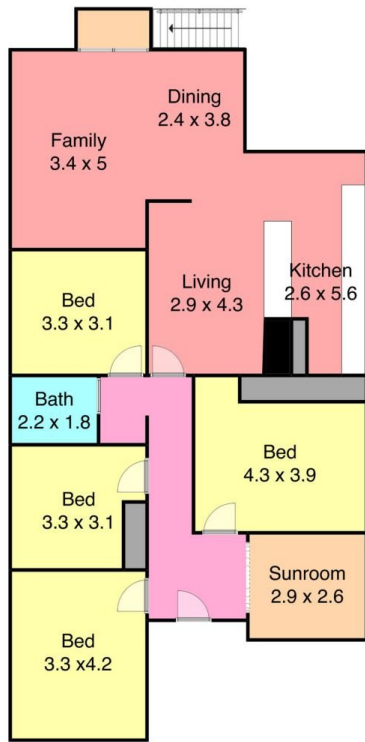
**Price** : \$ 745,000

**Land Size** : 811 sqm

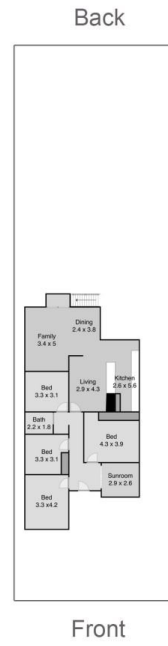
**View** : <https://www.youragency.net.au/sale/nsw/newcastle-region/merewether/residential/house/5913054>



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Site Plan



4 Ulick Street, Merewether