

1/36 Berrambool Drive, Merimbula, NSW 2548



House For Sale

Thursday, 4 January 2024

1/36 Berrambool Drive, Merimbula, NSW 2548

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Kim Poso

\$720,00

Easy breezy, lemon squeeze! Walk right in, sit right down, and enjoy having nothing more to do, to make this your perfect first home, down-sizer, smart investment, or holiday home. And all with zero strata fees! Imagine being just a 600m walk to Club Sapphire and Kitty's, and an 8-minute walk to Woolies/Aldi, but quietly and privately tucked away from the crowds. You can walk across the oval and be swimming at the pristine waters of Spencer Park in 15 minutes, or jump in the car and be there in 5! This 3 bedroom, 1.5 bathroom townhouse has a beautiful private sunny yard and two decked areas plus a Juliette balcony off the master bedroom. The current owners put significant effort into the outdoor space, and created a property that leaves you feeling like you have everything you need, while maintaining a low maintenance "lock up and leave" lifestyle. This is a townhouse with a difference - it understands the importance of having a manageable outdoor space, private carport with roller door, and a beautiful deck from which to host friends or enjoy the sounds of the bellbirds in the reserve below. Upon entry, you'll fall in love with the raked ceilings and electric Velux blinds bathing the home in natural light. You'll appreciate the clean and modern kitchen with plenty of storage space, complete with dishwasher, updated oven and stovetop. On the ground level you'll also find the 3rd bedroom, separate toilet/powder room, and laundry. A strategically-placed Panasonic reverse cycle air-conditioning unit effectively heats and cools both upstairs and downstairs. Venture through the glass sliding doors onto the beautiful hardwood deck and enjoy the sunset with a drink in-hand, or prepare your BBQ for dinner. You'll also appreciate the low maintenance raised flowerbeds and herb garden on the "upper deck". The current owners cleverly designed the backyard to easily convert from a "kid's backyard" to a "kid-free backyard", with a climbing frame that detaches with a click, and a slide that can be easily removed. Head upstairs and you'll find the character-filled loft-style top story, which has the master bedroom complete with Juliette balcony that overlooks the reserve and the oval, and bedroom #2. Both rooms are complete with built-in robes. You'll also find a study nook or child's reading space, and the family bathroom. This townhouse has proven itself as a wonderful home; an easy rental; and, a successful holiday letting property. If you choose to use it as an AirBnB, it has its own Instagram account ready to start promoting your smart new investment. Townhouses that tick this many boxes are nearly impossible to find, so don't let this one get away! Location: in addition to being so close to town, this townhouse benefits from being a 4-min walk to the Berrambool Oval, which is a great place to take the dog for a game of fetch, or for the kids to enjoy the skate park. About the complex: The first townhouse in a small complex that comprises one duplex and a standalone townhouse. It operates as a self-managed strata (hence no fees), and the three owners split the costs of building insurance and water, which is paid from a bank account set up in the Strata's name.