

**14/27 Beach Street, Merimbula, NSW 2548**

**DWYER  
PROPERTIES**

**Unit For Sale**

Thursday, 8 February 2024

14/27 Beach Street, Merimbula, NSW 2548

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 178 m2**

**Type: Unit**



David Dwyer



Hayden Ferencz  
0487001525

**\$795,000**

Calling all investors! Here's your chance to secure a two-for-one residence with strong income potential and incredible water views in the centre of Merimbula. Located in an exclusive position in the heart of town, this large 4-bedroom fully-furnished residence is positioned opposite the glistening waters of Merimbula Lake. Offering a panoramic lake, Bar Beach and town views, the residence is currently a successful holiday accommodation and can be lived in permanently or rented full-time. The property includes the entire top floor and comprises a spacious 4-bedroom, 2-bathroom apartment. A connecting door provides the flexibility to divide the home into two apartments: a 3-bedroom and 1-bedroom. The main apartment features an expansive, light-filled living zone, a fully equipped kitchen and 3 well proportioned bedrooms with built-in robes and large front deck to enjoy your morning coffee as you soak in the stunning water views. The 1-bedroom apartment features an open-plan living, dining and kitchenette area with views over the lake, and a large bedroom with ensuite and built-in mirrored robe. It also features a double carport, 2 reverse-cycle air conditioners and use of the complex pool and bbq area. With cafes, restaurants and shopping close by, this home offers the very best of everything Merimbula has to offer. The Vendor requires a fast sale so contact us immediately and we can get you to inspect the property & get you qualified. **\*\*AGENT INTEREST\*\***