

**17/1-7 Ocean View Avenue, Merimbula, NSW 2548**

**DWYER  
PROPERTIES**

**Unit For Sale**

Friday, 23 February 2024

17/1-7 Ocean View Avenue, Merimbula, NSW 2548

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



David Dwyer  
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Tania Dwyer  
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**\$589,000**

Indulge in coastal living at its finest with this immaculate 2-bedroom, 2-bathroom residence split across three levels, offering breathtaking views of both Merimbula Lake and the sparkling ocean from each level of the apartment. Step into the ground level, where tiled floors pave the way to an open-plan kitchen and dining area. The kitchen, complete with electric cooktop and oven, dishwasher, large pantry, and island bench, offers both functionality and style. The dining area connects with the patio overlooking Merimbula Lake, with a grassed common area to the right adding to the tranquil ambiance. Ascend to the first floor to find a spacious, carpeted living area, complete with a built-in cupboard and glass sliding doors leading to a tiled balcony offering stunning lake and ocean views, a perfect spot for relaxation. The second level hosts the main bathroom and two carpeted bedrooms. The generously sized main bedroom boasts a large built-in robe and, of course, panoramic views of the lake and ocean. Indulge in the ensuite with floor-to-ceiling tiles and a large corner shower, completing the features offered by this exceptional property. Located close to town, cafes, restaurants, supermarkets, and more, everything is just moments away. You can choose to walk the 350m into the main street of town, or perhaps take the car, which is just a 1-minute drive to town, and the sands of Merimbula Main Beach are just a 1.2km walk away or a 3-minute drive. Don't miss your opportunity to see this one for yourself - Call David to arrange an inspection!