

**2/9-11 Kyemba Street, Merimbula, NSW 2548**



**Unit For Sale**

Wednesday, 10 January 2024

2/9-11 Kyemba Street, Merimbula, NSW 2548

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 75 m2**

**Type: Unit**



Tammy Carroll  
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## **Price Guide \$499,000**

This 2 bedroom, 1 bathroom home has so much potential, whether it be looking for your first home, a holiday home, or an investment opportunity! From the stunning streetscape, this property has a European vibe about it, with a neutral off-white color palette, lush green gardens, and a northerly aspect from your very own private front porch area. Situated in a fabulous beachside location, leave the car at home because you are within easy walking distance to the Merimbula town center, where you will find an abundance of shops, cafes, restaurants, and beautiful beaches. This residence is in perfect condition and has plenty of potential to modernize and to put your own signature on it. Additionally, there is lots of storage within the home, and off-street parking with an allocated undercover carport. Annual Council Rates \$2750 approx Annual Strata Levies \$3120 approx