

# 3/11 Merriman Street, Kyle Bay, NSW 2221

**gavan**property

## Townhouse For Sale

Monday, 6 November 2023

3/11 Merriman Street, Kyle Bay, NSW 2221

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Michael Luck  
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Anthony Pulvirenti  
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## **For Sale by Offers**

Nestled on an elevated position in a secluded bayside setting, this free-standing townhouse presents a fantastic lifestyle opportunity in a blue ribbon address. Privately situated in a well-maintained boutique complex of only five, the generous living spaces and spectacular water views make it an ideal choice for downsizers and those seeking low-maintenance living in a waterside location. Property highlights include:- Three large bedrooms, each with built-in wardrobes- Master bedroom includes spacious ensuite and yard access- Open plan living/dining area with an abundance of natural light- Kitchen includes stainless steel appliances, stone benches and dishwasher- Main bathroom with floor to ceiling tiles and separate bath/shower- Large entertainer's terrace with uninterrupted water views of Kyle Bay- Spacious landscaped yard with secondary alfresco entertainer's deck- Internal laundry plus additional upstairs powder room- Double lock-up garage including internal access and plenty of storage- Ideally located close to cafes, restaurants, schools parks and transport