

**3/26 Ocean Drive, Merimbula, NSW 2548**



**Villa For Sale**

Wednesday, 12 June 2024

3/26 Ocean Drive, Merimbula, NSW 2548

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Leanne Higgins  
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**\$2,150,000**

Welcome to Rolling Waves 3 a Beachfront Villa spanning over 3 levels. Your private track leads down to sand and surf of the ever so popular Merimbula's Main Beach. Built in 2009 and repainted in 2017 this architectural designed home has been built to complement the vista and the location. The curved roof and ceilings reflect the rolling waves of the ocean which is right on your doorstep. This extremely private property by way of design and extensive use of bespoke designer glass on the northern side allows you to relax in your own Oasis. With its own private glass hydraulic lift servicing all 3 floors makes living simple. Solid timber floors to living areas and carpet in bedrooms gives a sense of beach living whilst still giving a feel of comfort. This immaculate residence consists of 3 to 4 double bedrooms with lovely living/seating areas and 2 full sized bathrooms servicing the ground level and 1st floor. Level 3 will take you to another dimension as you cast your eyes out through the huge central picture window taking in the uninterrupted views of the surf and sand from Merimbula Aquarium to Pambula Beach and Haycock Point. This level comprises of living/dining and kitchen opening to an east facing deck, The kitchen is a great space with quality appliances and a lovely light white Caesar stone benchtop. A small powder room creates convenience without having to leave this level. The main bedroom on Level 2 also allows one to be able to be calmed by the sound of the ocean and the views across the beach and this level enjoys its own East facing deck. With internal access from the double garage and additional parking at front door, a small fully fenced backyard for the puppy, reverse cycle units on each level, solar hot water, rain tank and loads of storage this property ticks every box in easy living on a very unique parcel of land. The property can be SOLD fully furnished ready to move straight in or furniture can be removed. The choice is yours..