

# 3/9 Kowara Crescent, Merimbula, NSW 2548

## Sold Unit

Monday, 11 September 2023

3/9 Kowara Crescent, Merimbula, NSW 2548

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 159 m2

Type: Unit



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**\$875,000**

Explore this freestanding three-bedroom, two-bathroom townhouse with a front balcony and back patio ready for entertaining your guests and the added bonus of a separate studio! The property boasts premium solid timber flooring on the internal stairs and throughout the living areas. All three bedrooms are generously sized with built-in wardrobes and pure wool carpet. The main bedroom features an ensuite with a walk-in shower, floor-to-ceiling tiles, and a rainfall shower head. The main bathroom leads off the internal laundry and has a full-sized bath, separate shower, and double-drawer vanity. The open living, dining, and kitchen areas join the front balcony to the rear patio and creates a beautiful light and airy feel. The kitchen has a stunning scallop splashback, which pairs perfectly with the upgraded stainless steel appliances and island bench. The studio is fully insulated and could become a home office, extra living space or art studio, the options are truly endless! Other unique bonuses to this property: Solar 6.6 kilowatts Gutter guard on the roof for both the main house and studio Plumbed water outlet for the fridge NBN fibre to the premises Category 6 network cabling to the USB outlets in the living room and bedroom 2 Solar-heated hot water USB charging power points Workshop/Storage with 15amp power outlets Garden tool shed There is nothing to do here, simply move in and enjoy, or perhaps you are a keen investor! Either way, this special property is ready for you!