

31A Mulloway Circuit, Merimbula, NSW 2548

DWYER
PROPERTIES

Townhouse For Sale

Sunday, 26 May 2024

31A Mulloway Circuit, Merimbula, NSW 2548

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 590 m2

Type: Townhouse



Simon Robins

0447918064

\$999,000

Experience the perfect blend of modern luxury and natural beauty in this exquisite two-level, three-bedroom, two-bathroom home, offering stunning lake views. This thoughtfully designed residence combines contemporary features with a warm, inviting atmosphere, making it the ideal retreat for anyone seeking a serene and stylish lifestyle. As you enter the top level, you'll be greeted by beautiful hybrid flooring and an abundance of natural light. The open-plan living, dining, and kitchen areas seamlessly flow together, creating a spacious and airy environment. The kitchen is a chef's delight, equipped with an Electrolux induction cooktop, oven, and dishwasher. It offers an enormous amount of storage and elegant stone benchtops with a striking waterfall feature. The dining area also enjoys the picturesque lake views, enhancing every mealtime with a sense of tranquility. The living area is generously sized and opens onto a deck, perfect for alfresco dining while taking in the nature reserve views. The main bedroom on this level is a luxurious retreat, featuring plush carpet, a mirrored built-in robe, and a large ensuite. Also on this level is the laundry and a study, bathed in afternoon sunlight, provides the perfect space for work or relaxation. Descending to the ground level, you will find two good-sized bedrooms, each with built-in robes. The front bedroom boasts lake views, creating a peaceful and picturesque setting. The main bathroom is well-appointed with a luxurious spa bath, separate shower, and large vanity. An additional living area on this level leads onto a front patio with lake views, offering another perfect spot to unwind and enjoy the scenery. This level also features a separate office and workshop area with a powder room, accessible via the double garage. This setup is ideal for those who work from home, providing a private and functional workspace. Located just 650m from the popular Sunnies Kiosk and the Merimbula Boardwalk, and just a 5-minute drive to the main street of Merimbula! This home offers an exceptional combination of luxury, comfort, and stunning natural surroundings. Don't miss the opportunity to make this beautiful lake view property your own. Contact us today to arrange a private viewing and discover the unmatched charm and elegance of this remarkable home.