

**4/1 Monaro Street, Merimbula, NSW 2548**

DWYER  
PROPERTIES

**Unit For Sale**

Saturday, 17 February 2024

4/1 Monaro Street, Merimbula, NSW 2548

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 55 m2**

**Type: Unit**



Hayden Ferencz  
0487001525

**\$399,000**

Nestled in the heart of town, this one-bedroom first-floor unit offers urban convenience and comfort. Enjoy the ease of a single lock-up garage and the bonus of an additional allocated off-street parking space. This unit is perfect as an investment, or a first home! Step into a light and spacious living area, carpeted for comfort, leading to a balcony bathed in the morning sun. The generous main bedroom features a built-in robe and hybrid flooring. The large bathroom/laundry with a separate toilet adds practicality without compromising on space. The galley-style kitchen boasts ample storage and bench space, with a dishwasher, and standalone cooktop and oven. Located in the heart of Merimbula, and within walking distance of cafes, shops, restaurants, and supermarkets, this unit offers the perfect blend of convenience and lifestyle.