41 Kowara Crescent, Merimbula, NSW 2548
House For Sale

Friday, 2 February 2024

41 Kowara Crescent, Merimbula, NSW 2548

Bedrooms: 3 **Bathrooms: 2** **Parkings: 1** **Area: 778 m2** **Type: House**

Hayden Ferencz
0487001525

$799,000

Discover the perfect blend of location, potential, and retro charm in this exceptional Merimbula property! Ideally situated within walking distance to shops, cafes, and restaurants, this home is nestled on a quiet cul-de-sac street, ensuring a peaceful and convenient lifestyle.Boasting 3 bedrooms 2 bathrooms and a carport, including a master bedroom with an ensuite and an attached office space, this residence is designed for both comfort and functionality. The gentle sloping rectangular 778m2 block provides a generously sized yard, offering endless possibilities for outdoor activities or future expansions.Zoned as R3 medium-density residential, this property presents an exciting opportunity for first home buyers, investors, or builders looking for a renovation project. With the potential to build multiple dwellings, the canvas is open for creative possibilities to maximize the use of this expansive block.Backing onto a tranquil reserve, this home provides a serene backdrop, offering a sense of privacy and connection with nature. Step inside to discover the 60's style retro character that adds a touch of nostalgia and uniqueness to the 155m2 of living space.The functional kitchen with a sunroom is a delightful space for cooking and enjoying natural light. Extend your living space to the balcony, where you can unwind and appreciate scenic views. The large yard is perfect for outdoor gatherings, gardening, or creating a play area for children.Whether you're a first-time homebuyer, an investor seeking potential, or a builder with a vision for renovation, this property is a rare find in the Merimbula market. Don't miss the chance to turn this house into your dream home or a lucrative investment opportunity. Contact us today to explore the possibilities and schedule a viewing!